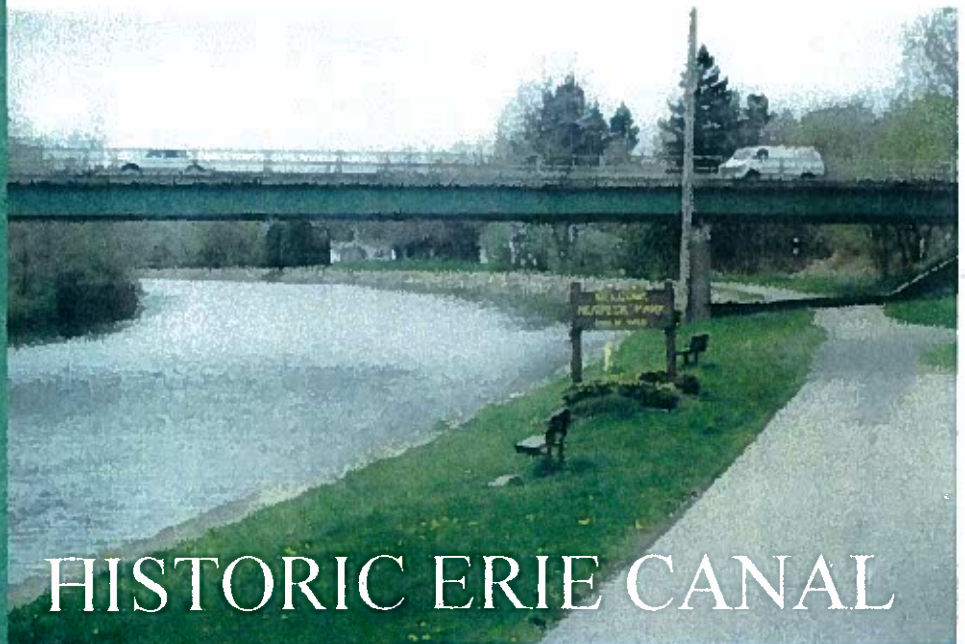


Draft

Town of
Greece

***Local Waterfront
Revitalization Program***



HISTORIC ERIE CANAL



SCENIC LAKE ONTARIO

Prepared for:
Town of Greece
& NYS Dept. of State

Prepared by:
The Cavendish Partnership
& Stuart I. Brown & Assoc.

**DRAFT TOWN OF GREECE
LOCAL WATERFRONT REVITALIZATION PLAN
Greece, New York**

Submitted to:

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AND THE CITIZENS OF THE TOWN OF GREECE**

Submitted by:

THE CAVENDISH PARTNERSHIP

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In Association with:

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Demographic Analysis • Land Use Planning

"This document was prepared for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund"

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Introduction & Waterfront Boundary

- ▶ *Purpose*
- ▶ *Location*
- ▶ *Waterfront Revitalization Boundary*
- ▶ *Harbor Management Boundary*
- ▶ *Goals*
- ▶ *Vision*
- ▶ *Historic Background*

A Local Waterfront Revitalization Program (LWRP) is a comprehensive land and water use plan prepared by local municipalities in conjunction with the New York State Department of State (DOS), Division of Coastal Resources. It provides a framework for which local waterfront issues can be addressed. Once approved by the New York Secretary of State and the Federal Office of Coastal Resources Management, the LWRP ensures that state and federal actions are consistent with local waterfront goals.

The Town of Greece is located in the north-central portion of Monroe County. It is bordered on the north by Lake Ontario, the east by the City of Rochester, south by the Town of Gates and the west by the Town of Ogden and the Town of Parma (see Figure 1).

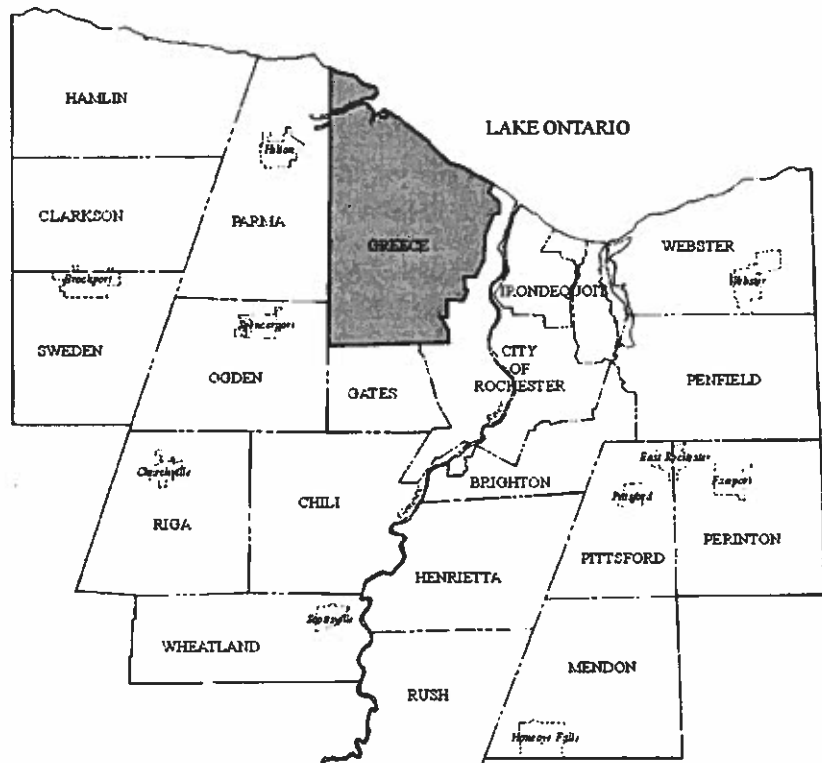


Figure 1: Town of Greece

Waterfront Revitalization Area Boundary

The Town of Greece has two distinct waterfront areas, the coastal area of Lake Ontario and the inland waterway area of the Erie Canal. The Waterfront Revitalization Boundaries for the Town are defined as follows, and as depicted in Figures 1 and 2.

Coastal Waters - Lake Ontario Waterfront Boundary (see Figure 2)

Beginning at the western Greece Town Line at the south shore of Lake Ontario, north 1500 feet from the Lake Ontario shoreline; thence in an easterly direction, parallel with the Lake Ontario shoreline, approximately 8 ± miles to a point; thence south-westerly 1500 feet to the Lake Ontario south shoreline and Greece Town Line; thence south-easterly along the Greece Town Line to the north right-of-way of the Lake Ontario State Parkway; thence north-westerly along the said north right-of-way to the abandoned Hojack ROW. West along said ROW approximately 1 mile ± to a point on the west side of area wetlands; thence, north to south right-of-way of the Lake Ontario State Parkway; thence west along said right-of-way to a point approximately 1/4 mile ± west of LongPond Road/Lake Ontario State Parkway interchange (including wetland area Northrup Creek); thence west 1.25 ± miles to a point approximately 1000± feet west of Flynn Road; thence north to the Lake Ontario State Parkway's south right-of-way; thence 2.25± miles north-westerly along said right-of-way to a point; thence west along Hogan point Road to the western Greece Town Line; thence north to the Lake Ontario shoreline and point of beginning.

Inland Waters - Erie Canal Waterfront Boundary (see Figure 3)

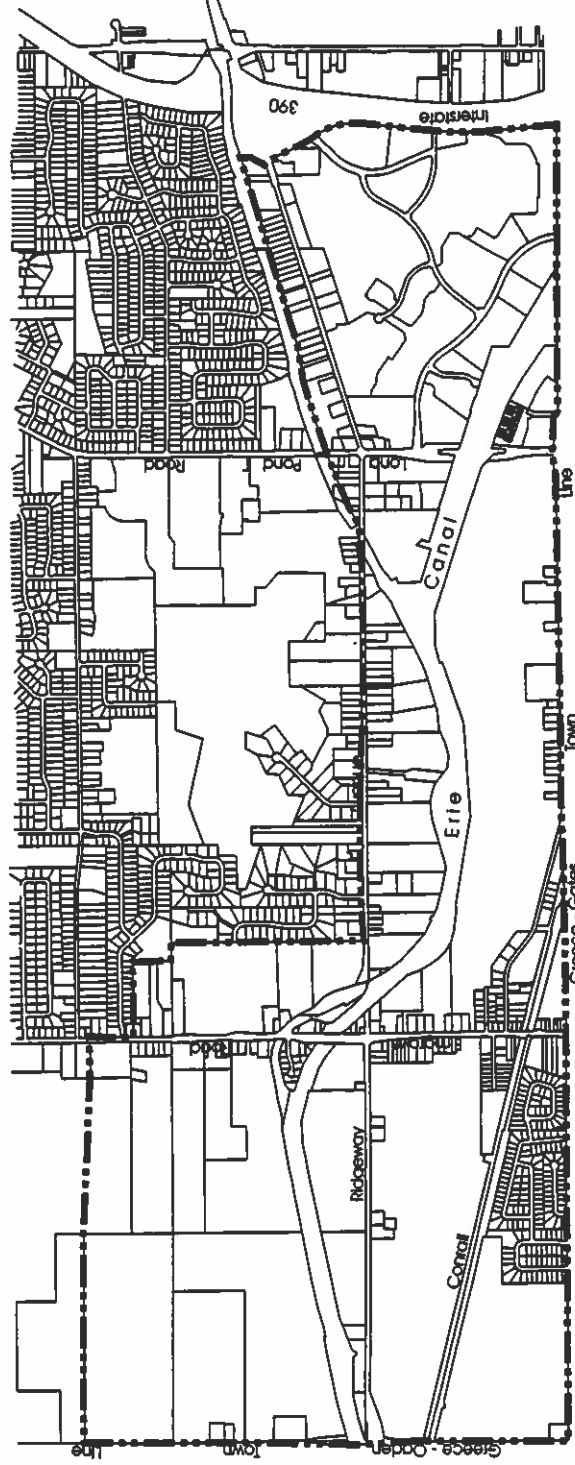
Beginning at the western Greece Town Line at the center of the Erie Canal, north 1.50± miles to a point; thence east to the east right-of-way of Elmgrove Road; thence south 525± feet along said right-of-way to a point; east 1200± feet along south boundaries of parcels fronting Mellwood Drive to a point; thence south 650± feet to a point; thence east 150± feet to a point; thence south 2200± feet to a point; thence along north boundaries of parcels fronting north right-of-way of Ridgeway Avenue to the west side of the Ridgeway Avenue/Erie Canal bridge; thence northeast along the south right-of-way of Ridgeway Avenue to the west right-of-way of SR390; thence south along said right-of-way to southern Greece Town Line; thence west along southern Greece Town Line to the western Greece Town Line; thence north 3000± feet to the center of the Erie Canal and point of beginning.

Harbor Management Area Boundary

The Harbor Management Area for the Town of Greece includes all navigable waters within the two Local Waterfront Revitalization Area boundaries, including Lake Ontario, the Braddock Ponds, Braddocks Bay, Salmon Creek, other associated streams and the Erie Canal.

Greece Local Waterfront Revitalization Program

ERIE CANAL AREA



NORTH

Erie Canal

Waterfront Boundary

Greece Local Waterfront Revitalization Plan
Town of Greece, New York

Prepared by: THE CAVENDISH PARTNERSHIP TEAM

Goals

Three primary goals for the revitalization of Greece's waterfront are supported with key objectives towards achieving those goals.

Conserve Environmental Resources

- ☐ Protection & enhancement of world class Braddock's Ponds complex
- ☐ Identification & preservation of critical habitats/ecosystems
- ☐ Strengthen & protect the visual/natural integrity of the Erie Canal Corridor and the Braddock's Ponds complex
- ☐ Provide education & programming to interpret Greece's waterfront & natural resources
- ☐ Protect and enhance fishing and sporting activities related to/within Greece's waterfront natural areas
- ☐ Protect shorelines by reducing erosion

Enhance the Quality of Life for Greece Residents

- ☐ Provide enhanced public access, recreation & entertainment opportunities
- ☐ Protect local resident's interests and properties
- ☐ Provide jobs for local residents
- ☐ Minimize impacts to local taxes by expanding the tax base and limiting Town capital expenses

Enhance Economic Development Opportunities

- ☐ Improve & create industrial development opportunities
- ☐ Increase the Town's property tax base
- ☐ Create new local jobs
- ☐ Provide tourism/eco-tourism infrastructure and destinations
- ☐ Connect tourism opportunities to regional initiatives
- ☐ Promote Greece's assets and improve the Town's image and identity as a waterfront destination

Lake Ontario Waterfront Vision

Initial meetings with the advisory committee, focus groups and public were instrumental in developing a vision for Greece's waterfronts. To establish a vision for the Lake Ontario waterfront area, the planning team provided attendees with visioning exercises that were focused on generating ideas and concepts for the town's waterfront areas. Each person was asked to write down words and phrases that best described what he or she might see the Greece waterfront becoming. The local community that was unable to attend public meetings were also invited to submit their visions for the area. A few of the responses are listed below.

Short Words & Phrases

- Well lit & safe
- Good land use planning
- Canoe access to creeks
- Thriving ports for boaters/business
- Recreational land & water use
- Jetty & dredging for Long Pond & Braddocks Bay
- Pristine water quality
- Public access
- Fishing access
- Noise control
- Habitat preservation
- Controlled hunting
- Wildlife preserve/forever wild
- Clean
- Waterfront trails
- Recreational areas for children
- Preserved residential areas
- Public parking
- Cafes & restaurants on water
- Coordinated with other area waterfront plans (Rochester, Sea Breeze)

Places The Greece Waterfront Could Be Like

- Greece in the 1940's
- Brockville, Ontario
- Coburg, Ontario
- Toronto - All Canadian cities
- Port Credit, Ontario
- Lake Michigan/Superior
- Myrtle Beach, South Carolina - public access
- Burlington, Vermont
- Everglades National Park, Florida
- Denmark's Canal Cities
- Olcott, New York
- Oswego, New York - shoreline
- Kingston, Ontario
- Ontario Beach Park - protected harbor

Image Preference Survey

As part of the visualization process during the Community Vision Night, Lake Ontario area residents and business owners were shown 50 images depicting such things as pedestrian walkways, beaches, buildings and streetscapes. Each attendee was asked to rate each image on a preference scale of 1 to 5 (least preferred to most preferred).

Most Preferred Images

After analyzing the results from the image survey the five images that scored the highest total number of points were recorded as the most preferred (see Figure 4 below). The purpose was to determine what preferred characteristics might exist in the images. The planning team concluded that three primary characteristics were revealed:

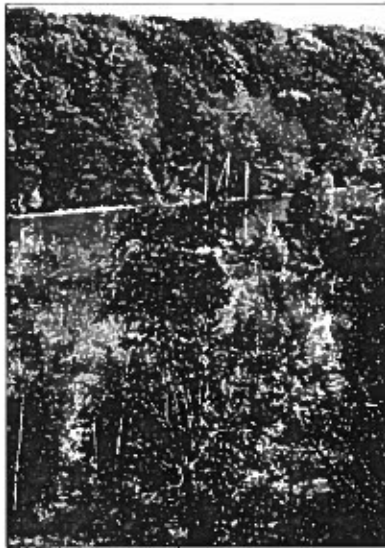
- A desire for a very serene, natural setting
- A passive, or low activity waterfront recreation
- A clean, colorful landscape
- Physical and visual access to the water



1 *Serene Natural Setting*



2 *Passive Waterfront Recreation*



3 *Clean Colorful Landscapes*



4 *Public Access & Passive Recreation*



5 *Preserve Visual Access to the Water*

Figure 5: Top Five Visual Preference Images

Erie Canal Waterfront Vision

The Greece Canal Corridor Advisory Committee established the tone for the development and preservation of Greece's Canal corridor with the following preferred image, vision and development theme.

Image

A survey was taken asking Committee members to assess their present day image of Greece's Canal frontage. Members were asked to compare their image to their similar images of various makes of cars. The following cars were cited as having similar characteristics to the canal:

Today

- ▶ Used Ford Tempo
- ▶ '73 Torino
- ▶ '73 Chevy
- ▶ Corvair

Why?

- ▶ "Diamond in the rough"
- ▶ Nothing special
- ▶ Underutilized

What do we want?

Consensus was almost achieved on a preferred image for the Greece Canal corridor. The Volvo Sedan was identified as an automobile role model due to the following characteristics:

- ▶ Functional
- ▶ Wide spread appeal
- ▶ Family oriented
- ▶ Sturdy
- ▶ Luxurious
- ▶ Practical

The following key characteristics were identified as appropriate to associate with Greece's Canal Corridor?

- ▶ ***Innovative***
- ▶ ***Urbanized***
- ▶ ***New***

.....

Vision

The Committee's vision of a built out canalfront was one including a well balanced mix of appropriate uses and development. The following elements were incorporated into a vision for the Canal corridor:

- ▶ A mix of active parks, vibrant commercial areas, appropriate industrial development with proper transitions, defined edges and strong connections
- ▶ A destination for travelers
- ▶ Bustling canal port
- ▶ Preserved natural areas
- ▶ Interpreted historic sites
- ▶ Cruise boats

Theme

Greece's theme for canal corridor development is highlighted with a strongly defined mix of development with a "green" focus, punctuated by innovative, new and urbanized development.

"Greece Port" ("an Erie Renaissance"): The active, urban heart of Greece's canal corridor is characterized by a neo-traditional mixed use street and canal scape. A strong pedestrian environment is highlighted with human scale architecture, identifiable site features and commercial first floors.

"The Greenway": Characterized by a variety of development, recreation, festival, park and open space areas that all protect and enhance the natural character of the canal corridor.

Historic Background

The Town of Greece is the largest of the Monroe County towns. It is located in the north central portion of the county on the south shore of Lake Ontario. It is home to more than 95,000 residents, approximately 9,700 of which find permanent residence within the boundaries of the Coastal Area. It is bordered by the Towns of Parma and Ogden to the west, the Town of Gates to the south, and the City of Rochester to the east.

Much of what is Greece today was shaped in the past - from the land forms created in geologic time to the homes completed yesterday by builders. This section discusses the history that has resulted in the town's present pattern of development and some of the development proposals that have been made for the future.

When the great glacier was receding from the land which is now Greece, approximately 10,000 years ago, it first formed Lake Dawson, whose shoreline was the present Ridgeway Avenue. Later, the glacier receded further to Lake Iroquois, whose shoreline was Ridge Road. As it melted and moved further and further north, the ice deposited an extremely rich soil, which formed the basis of the fertile farmlands for which Greece became known. During Indian times, much of Greece was covered with forest and game. "The Ridge", only 15 inches wide, became the main trail of the Iroquois. The first white settlers built homes in Charlotte in 1791. By 1809 a wooden plank road had been built from Long Pond Road to Manitou (with a toll gate at Long Pond Road).

The early 1800's saw the clearing of land and the development of many farms. Agriculture was to dominate Greece for at least the next hundred years, well into the Twentieth Century. By 1850, there were 330 farms in Greece, producing mainly wheat, rye, corn and oats -- fodder for the "Flour City" as Rochester became known. There were also many successful fruit orchards, nurseries and seed farms, dairy farms, livestock and haying operations. Farmhouses were built along the major roads. Many of these survive today, including such landmarks as the Burns-Kirk-Newcomb house at Kirk and Newcomb Roads, built in 1835; the Rowe-Hillman-Sanders House on West Ridge Road, now Empire Electric; the Howe House, recently moved to the Northampton Town Center site at Long Pond and Latta Roads to provide a headquarters for the Historical Society of Greece; and the Ridge Road residence of James Upton, now the Ridgemont Country Club. Many others can be seen throughout the town, allowing the observer a glimpse into the town's venerable past.

Along with the development of farms came a number of hamlets, or farming centers, typically including a few houses, a church, one or two stores, a school, and occasionally an inn. One of the earlier of these was called Greece (later Ada) at Ridge Road and Long Pond Road. It was in this community that Memorial Town Hall was built in 1919. Other hamlets included West Greece (also called Hoosick) at Ridge Road and the town line; Frisbee Hill, at Frisbee Hill and North Greece Roads; North Greece, at Latta and North Greece Roads; Barnard, at Deway Avenue and Stone Road; and Mt. Read (also called Paddy Hill), at Latta Road and Mt. Read Boulevard. In most of the hamlets, a few of the old buildings still remain. Several churches and school have been converted to business or residential use. At Mt. Read, the 1860 Mother of Sorrows Church has been converted into a town library.

By 1823 the Erie Canal construction had been completed as far as Brockport, and a lively commerce ensued. The hamlet of South Greece (also called Henpeck) grew up at a bend in the Canal at Elmgrove Road. It was a break-bulk point for canal freight and included warehouses, groceries, an inn, post office, blacksmith shop and a school, as well as a number of houses. A century later, when the Barge Canal was constructed, canal alignment was straightened and the bed of the Canal was moved to its present location on the south side of the settlement.

Construction of the Erie Canal brought a number of skilled stone masons to the area. When the canal was completed, many stayed on. One result was the construction of the distinctive cobblestone houses and churches in the area, several of which survive in Greece today.

The Town of Greece was incorporated in 1822. At that time, the Town included the port village of Charlotte. Charlotte was later annexed by the City of Rochester in 1916, at which time it became known as the Port of Rochester.

Braddock Bay & Lake Ontario Shoreline

Braddock Bay is a natural harbor located in the northwest corner of the Town. In 1669, it was a landing site for the early French explorers including Lasalle and Galinee. One year after his visit, Galinee prepared the first known map of the Bay. It is on the land between two creeks which form the headwater of the Bay. Captain John Prideaux, his army and several tribes of the Iroquois Indians camped there in 1759. They were on their way to Fort Niagara to fight one of the many local battles of the French and Indian Wars. Prideaux's army camped there because the bay was ideally suited as a harbor of refuge.

In 1796 a group of land speculators drew up a land subdivision map for this triangular area. They thought this site would become a major shipping town and a center for Great Lakes trade. Though the bay became an important harbor during the nineteenth century, it never attracted as much trade as the Port of Rochester. The paper subdivision was never built.

During the nineteenth century, tall-masted schooner fleets sailed the Great Lakes and used the Braddock Bay harbor. The products they carried included lumber and lumber products, grain and coal. Schooners were eventually replaced by larger and faster steam vessels.

Hicks Point is a long narrow spit of land located on the western side of Braddock Bay at Lake Ontario. Pioneer Sam Hicks hunted beaver, deer and otter here during the eighteenth century. During the later part of the nineteenth century, an amusement resort sprang up at Hicks Point after the construction of a trolley line from Charlotte. Its promoters called it Manitou Beach Park after an Indian god. The resort attracted large crowds during the horse and carriage days, but its glory ebbed during the 1920's as automobiles replaced the trolley system. An historic marker has been placed at 2000 Edgemere Drive by New York State and Monroe County to commemorate the old trolley line. The line was phased out by the coming of the automobile. Its last run was made on August 31, 1925.

Several beaches are located on the shoreline of Lake Ontario in the Town of Greece (i.e. Crescent Beach, Grand View Beach and Manitou Beach). Resorts were built in these areas after the Grand View and Manitou Railroad began a trolley operation on May 30, 1891. The line started at the Manitou Railway Terminal, 425 Beach Avenue, and proceeded west, paralleling the shore, crossing Braddock Bay on a ½ mile long trestle and terminating at the giant poplar trees at Manitou Beach. Remnants of this trestle are still visible during periods of lower water level. The area resorts included hotels, restaurants, parks and concession stands.

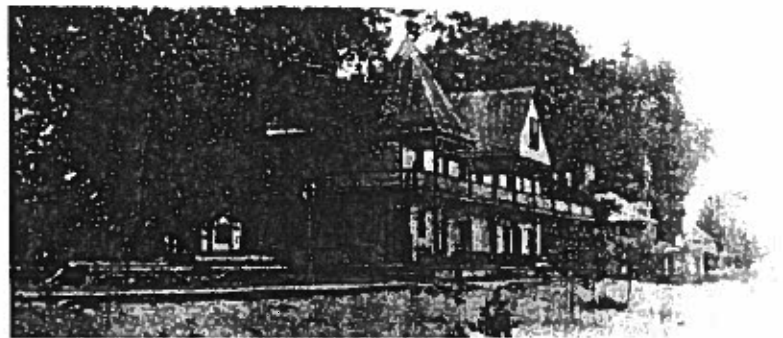
Historic Photos



The Elmheart Hotel - Manitou



Rochester Electric Trolley At Charlotte - 1900



Lake Front Grand View Beach Hotel



Braddock Bay Trestle

*“history puts the
future in
perspective...”*

Figure 6: Historic Photos

2

Inventory & Analysis

- ▶ *Summary of Existing Plan Recommendations*
- ▶ *Land/Water Use & Ownership*
- ▶ *Community & Cultural Resources*
- ▶ *Environmental Conditions*
- ▶ *Infrastructure*
- ▶ *Demographics & Housing*
- ▶ *Business Opportunities & Market Needs*
- ▶ *Funding Sources & Partners*

Summary of Existing Plan Recommendations

Lake Ontario Shoreline Resource Evaluation Study, 1979

Concerned that future demands might have an adverse effect on the Lake Ontario shoreline, in 1979, the Town of Greece prepared the Lake Ontario Shoreline Evaluation Study. The purpose of the study was to evaluate the Lake Ontario shoreline and develop a set of guidelines and recommendations that would help plan, develop and manage the Town's shoreline resources. Some of the Study's findings and recommendations include:

Standards for Development of Shoreline Recreational Facilities

- ▶ Fishing facilities including piers, parking, signage, embankments etc.
- ▶ Swimming facilities including beaches, water quality, accessibility, signage, parking, etc.
- ▶ Boat launches, parking, circulation and access, etc.

Recommendation for Specific Recreational Opportunities

- ▶ The acquisition of Braddock Bay State Park by the Town of Greece from the State of New York.
- ▶ Expand parking at Braddock Bay old trolley causeway.
- ▶ Improve access, parking and construct a fishing pier at Long Pond along Lake Ontario State Parkway.
- ▶ Improve the parking lot, expand and upgrade picnic areas and incorporate signage at the Braddock Bay north (west) spit.
- ▶ Improve parking and include signage along Edgemere Drive at Buck Pond, Long Pond and Cranberry Pond.
- ▶ Improve the car top boat launch at north corner of Cranberry Pond.
- ▶ Build two boat launches on land owned by Monroe County at the Long Pond outlet.

Barge Canal Access Study, Town of Greece New York, 1988

The purpose of the study was to "identify and determine the feasibility of public access points to the Barge Canal and to recommend appropriate improvements and amenities for those access points within the Town of Greece". Some of the recommendations made in the study are listed below.

- ▶ The replacement of the Long Pond Road overpass by the State will allow for the continuation of the canal trailway from the Town of Gates. A trail interchange along the bridge is also recommended.
 - ▶ Develop a trailway within the Town's existing fifteen foot wide bikeway easement and along the overpass.
- ▶ Develop an interpretive center at the intersection of Old Clinton's Ditch and the Barge Canal. Limited parking area at Ridgeway Avenue in this area is also recommended.
- ▶ Develop a paved trailway within the service right-of-way by the Town with a long-term permit from the State (near marina).

- Signage for trails, pedestrian crossings at Ridgeway Avenue and on-street parking.
- Improve the gravel parking area with a new paved surface and include appropriate signage. Other area site improvements include picnic tables, benches and trash cans (Elmgrove Road and Canal).
- Consider improvements to the towpath within the Town to the Ogden-Greece Town Line.

Town of Greece Local Waterfront Revitalization Program Draft Report, 1988

The Greece Local Waterfront Revitalization Program Draft Report was completed in 1988 but was not adopted by the New York State Department of State or the Town of Greece. Based on results and conclusions from the inventory and analysis, the Draft LWRP made recommendations which fall into three general categories: preservation, recreation and studies. Specific recommendations include:

Preservation

- Acquire area of environmentally sensitive land along the north shore of Salmon Creek.
- Create a buffer zone along the south side of Island Cottage Road at its intersection with Edgemere Drive between Round Pond and development.
- Expand opportunities for sustaining and researching the habitats within the Braddock Bay Fish and Wildlife Management Area.

Recreation

- Provide public fishing access to Slater Creek and Lake Ontario.
- Create an activity area at Cranberry Pond near Lowden Point Road.
- Create a nature education center in Braddock Bay Park. (Completed)
- Construct a fishing pier at the southeast corner of Long Pond.

Studies

- Study the feasibility of a Town park expansion near Frisbee Hill Road.
- Study the development of public recreation on existing breakwater at the east spit at Braddock Bay (Town Marina).
- Study the potential for rehabilitation or replacement of Elmhart Hotel and surrounding land and jetties near west spit at Braddock Bay.

Parks and Recreation Master Plan Final Report, 1990

In an effort to preserve land for recreation and open space for future Greece residents, the Town of Greece prepared the Parks and Recreation Master Plan. The study provides an evaluation of recreation facilities and uses and a program for which near and long term recreation improvements could be made. The following specific area recommendations were made:

- Enhancements to the Braddock Bay Park.
 - Playground area equipment (completed)
 - Trails from Long Pond Road to Beatty Point (completed)
 - Beach development - East Spit
 - Parking and access improvements at Beatty Point (Long Pond Rd.) (Completed)
- Develop a new community park in the area north of Latta Road, east of Manitou Road and west of Long Pond Road.
- Develop a new neighborhood park in the Braddock Height neighborhood.
- Long Pond channel picnic area.
- Improve Dewey-Latta community park (completed).
- Two new neighborhood parks north of Latta Road and east of Long Pond Road.

- ▶ New bike trails along RG&E R.O.W. between Dewey -Latta Park and Long Pond Road (out of study area).
- ▶ Expand connection opportunities to the Erie Canal bike trail.
- ▶ Develop two new neighborhood parks south of West Ridge Road.

Waterfront Recreation Opportunities Study, 1990

The Waterfront Recreation Opportunities Study was produced in an effort to help assist Monroe County understand its current as well its future potential for waterfront access and recreation. According to the 1990 study, demand for water related recreation exceeds supply and will continue to grow in Monroe County. The shorefront along Lake Ontario offers the most promising opportunities but has its limits because of environmental sensitivity and existing development (private). Some of the study's most significant findings and conclusions which are or could be relevant to the Town of Greece include:

- ▶ The demand for all waterfront recreation exceeds current supply in Monroe County.
- ▶ The lack of waterfront recreation facilities "present a potential loss in revenues" for Monroe County due to the loss of residents and prospective visitors that must go elsewhere to meet their recreational needs.
- ▶ The plan proposes the use of incentives to development which meets a recreational need and/or provides public access to the waterfront.
- ▶ Deficiencies in swimming facilities are a high priority and Braddock Bay, Durand Eastman Park, Irondequoit Bay (outlet area) and Webster Park are all listed in the study as opportunities for future swimming facilities.
- ▶ Further develop the existing marina on the western side of Braddock Bay to reach its full capacity.
- ▶ Provide fishing access to meet projected future demand for shoreline fishing along Salmon Creek and the Buck Pond outlet.
- ▶ Listed the east spit at Braddock Bay as an important area to provide scenic access.
- ▶ Projected that future demand for trails in the Salmon Creek and Erie Canal areas will be very high.
- ▶ Monroe County is the third largest county in New York State in terms of the number of boats registered to its residents.
- ▶ According to a conservative estimate there is a 350 boat slip deficit in Monroe County and demand is projected to increase.
- ▶ Acquire access easements for linkage between publically owned land and/or reserve access on privately developed land such as areas along Salmon Creek.

Town of Greece Master Plan, 1992

In 1992 the Town of Greece, with assistance from a team of consultants, prepared a Town wide master plan. The plan evaluated the current and future needs of the Town and prepared goals and objectives for future development. Some of those recommendations are listed below.

- ▶ Low density transitional residential development recommended for area east of Island Cottage Road and west of Round Pond.
- ▶ In an effort to preserve open space the plan recommends passive open space around Salmon Creek with some low density transitional residential development south of Salmon Creek near Hogan Road (Open Space Preservation: The Western Corridor)
- ▶ Maintain and enhance the visual quality (views) of the Braddock Bay and Lake Ontario as well as the Braddock Bay Fish and Wildlife Management Area along the Lake Ontario State Parkway.
- ▶ Protect historic resources such as the Elmhart Hotel area, the junction of the NYS Barge Canal and the Old Erie Canal, and the historic house near the Erie Canal and Route 386.
- ▶ Enhance areas at the south end of Braddock Bay for waterfowl nesting and breeding.
- ▶ Improve public access to Lake Ontario. Opportunities include site of former Elmhart Hotel, the eastern spit of Braddock Bay, and the strip of land between Edgemere Drive and Lake Ontario west of Dewey Avenue.

- ▶ Roadway improvements to Dewey Avenue north of Latta Road and to Ridgeway Road from Long Pond Road east to I-390.
- ▶ Explore alternatives for use of the Kodak land south of the Erie Canal and west of Long Pond Road.
- ▶ Proposed neighborhood parks in the Braddock Heights area and the area east of Dewey Avenue and north of the Lake Ontario Parkway.
- ▶ Improve “gateways” to Greece at both ends of the Lake Ontario State Parkway.

Braddock Bay Fish & Wildlife Management Area, Management Plan, 1995

Since 1980 the New York State Environmental Conservation Division of Fish and Wildlife Bureau of Wildlife Management and the Town of Greece have been updating the Braddock Bay Fish & Wildlife Management Plan. The purpose of the Plan “is to establish fish and wildlife management objectives and to outline development, management, maintenance and public use procedures for the Braddock Bay Fish and Wildlife Management Area”. Some of the recommendations and concerns outlined in the plan are listed below.

- ▶ In an effort to protect wetland and permanent grasslands, it is necessary to eliminate the use of all off road vehicle use in the Braddock Bay Fish and Wildlife Management Area.
- ▶ Acquire all remaining wetland areas south of the Lake Ontario Parkway and adjacent to Rose Marsh and Braddock Bay. Also try to acquire Round Pond and the west spit on Braddock Bay.
- ▶ Protect the remaining 68 acres of woodlots in the Braddock Bay Fish and Wildlife Management Area from any type of clearing or development.
- ▶ Illegal dumping and littering is a concern.

Town of Greece New York, Erie Canal Plan, 1997

The Greece Erie Canal Plan was produced to help the Town of Greece develop a vision and development concept for the Erie Canal corridor. The three primary goals and objectives of the plan was to initiate and sustain economic development, enhance the quality of life and protect resources. The Plan’s framework is based on a mixed use development concept with a “green” focus. Some of the study’s most significant recommendations include:

- ▶ New “Ports” adjacent to Long Pond Road that includes a “Canal Access Center” and preserves the majority of the corridor as a natural, cultural and recreational greenway.
- ▶ Develop a “Greece Port” located west of the Long Pond Road bridge that has a more architectural and urban development character.
- ▶ Develop a “Green Port” adjacent to the Greece Port but with more park-like character which will protect the rural and historic integrity of those areas.
- ▶ Planned Development Areas that encourage water dependent and water enhanced uses.
- ▶ Industrial uses with low environmental impacts and a focus on “worker amenities”.
- ▶ National Heritage Area Designation
- ▶ State-wide Erie Canal Heritage Trail
- ▶ Comprehensive Canal Trail Program
- ▶ Canal Corridor Maintenance Program
- ▶ Town-wide Industrial Opportunities Study
- ▶ Town Open Space Program
- ▶ Festival Site and Amphitheater

Eastman Kodak Company, Draft Land Use Study for KPV/KPY Properties, 1997

The Kodak Company retained the services of a consultant to prepare a land use strategy for property owned in the Town of Greece, south of the Erie Canal. The Kodak owned property lies primarily within the Town of Greece and consists of approximately 502 acres. The KPV property is approximately 212 acres and is located south of the Erie Canal, west of Long Pond Road, north of Gates/Greece Townline Road and east of Elmgrove Road. The KPY property is approximately 290 acres and consists of several parcels located south of the Erie Canal, west of Elmgrove Road, north of the Gates-Greece Town Line and east of the Greece-Ogden Town Line.

The study outlined four alternative land use plans, one which was named as a preferred strategy. The preferred strategy incorporates mixed uses on "net" developable acres at KPV, while allowing KPY to remain primarily industrial with a small portion for residential uses. The strategy recommends keeping the apple orchard and selling the open space/agricultural rights to the current operator.

Draft State Open Space Conservation Plan and Draft Generic Environmental Impact Statement, 1997

New York State's first Open Space Conservation Plan was authorized by State Legislature in 1990. One of the Plan's primary objectives is to protect and/or conserve open space, farm land, habitats and ecosystems, water quality, scenic resources, air quality and historic sites for future generations while providing space for homes, commercial centers and industrial plants we need. The legislature requires an update of the Plan every three years. Recommendations from the 1997 Draft Plan relative to the Greece Local Waterfront Revitalization Plan include:

- ▶ Braddock Bay - Expand and continue to protect the Braddock Bay Fish and Wildlife Management Area.
- ▶ Continue to expand and promote the use of the New York State Canal System as a recreation corridor that provides hiking, bicycling, water access and other recreational opportunities.

City of Rochester Local Waterfront Revitalization Program Draft Report, 1998

The Rochester Local Waterfront Revitalization Program (LWRP) is currently being updated and expanded. The plan is expected to be completed and adopted sometime in the first half of 1999. The LWRP suggests how the protection, enhancement and utilization of the Erie Canal, Genesee River and Lake Ontario can be maximized to protect the resource, enhance Rochester's quality of life, and stimulate economic growth.

The Plan suggests that the City of Rochester has an opportunity to leverage its lake, river and canal waterfronts to significantly improve the quality of life and develop destination tourism as the major public policy focus for the 21st Century while protecting the valuable water and natural resources that create this very opportunity. The following goals of the LWRP support this direction.

- ▶ ***Improve the quality of life for Rochesterians and attract new people to the City***
 - ▶ improve the image of Rochester to its residents and to outsiders
 - ▶ connect neighborhoods to enhanced waterways
 - ▶ provide new and enhanced recreational and entertainment opportunities for residents along their waterways.

- ▶ ***Increase international and national tourism through entertainment, recreation and culture***
 - ▶ promote tourism that sells Rochester's waterfront, cultural, sports and entertainment assets
 - ▶ target tourism for families
 - ▶ create unique entertainment to compete for tourism dollars
 - ▶ promote tourism with enough value to keep people for overnight stays
 - ▶ set high goals for increased visitation (1.5 million tourists in the next 5 years)
 - ▶ create a four season tourism industry
- ▶ ***Leverage & facilitate market driven private development & job creation***
 - ▶ development & jobs supported by an enhanced visitor & tourism economy
 - ▶ development & manufacturing/service jobs supported by an improved image and quality of life
- ▶ ***Protect environmental & cultural resources***
 - ▶ improve the water quality of Rochester's three great waterways
 - ▶ protect the natural and park-like character of the waterfront
 - ▶ protect, enhance and interpret significant natural and habitat features
 - ▶ protect, enhance and interpret cultural and architectural features

The vision that has been established by the LWRP Advisory Committee for Rochester's Waterfront is....

- ▶ ***"Alive"*** - a living & active waterfront all year long with visitor & resident amenities & character; there is more to do than you could have time for; residents, recreational opportunities, interpretation, and education provide vitality; the waterfront is economically viable & healthy.
- ▶ ***"a Unique Environment"*** - three extremely distinct water resources improve the quality of life for regional residents & businesses; the unique waterways environment provides interest and variety for visitors.
- ▶ ***"a Destination"*** - attracting visitors from around the world in addition to our backyard; facilities are available to visitors upon arrival; there are no disappointments; return visits are frequent.
- ▶ ***"a Gateway"*** - international travelers use Rochester as a gateway to the region, to the three great waterways and to metropolitan Rochester; our user friendly transportation systems and full range of services welcomes visitors.
- ▶ ***"fully Connected"*** - user friendly, creative and fun linkages connect destinations, services and resources; there are transportation, thematic & visual connections between identifiable & distinct program sites, and to river.
- ▶ ***"highly Recognized"*** - Rochester's internationally and locally recognized image is perceived and promoted as the World's Image Center & as a unique waterfront community; civic pride runs rampant; a waterfront development theme is clearly understood and promotes Rochester's image and attracts visitors and residents to the City.
- ▶ ***"Dramatic & Diverse"*** - the waterways corridor contains diverse and dramatic built, historic and natural environments; a wide variety of attractions & entertainment enhance the environment; changes & transitions are emphasized and recognized.

The final plan will represent a viable, feasible design that integrates the use of the three great waterways (Lake Ontario, the Genesee River and the Erie Canal) into a strategy to increase, possibly dramatically, economic development and the quality of life for the Greater Rochester area.

Sea Breeze Revitalization Plan Draft Report, 1999

In an effort to revitalize one of its oldest neighborhoods the Town of Irondequoit prepared the Sea Breeze Revitalization Plan. The purpose of the plan is to rediscover economic development, improve quality of life, attract destination tourism and protect the environmental qualities of the area.

The Sea Breeze Peninsula was once a dramatic waterfront resort destination. The only remaining physical attractions from the neighborhood's historic past is the SeaBreeze Amusement Park and the natural characteristics that will always make the Sea Breeze Peninsula so attractive. Based on a thorough investigation and analysis of the physical, historic, social and economic aspects of the area, a *Conceptual Framework* was developed that ultimately is at the foundation of the recommendations set forth in the plan.

Conceptual Framework:

- ▶ Peninsula Wide Themes
- ▶ Area Themes
- ▶ Land Use Concept
- ▶ Circulation & Access Concept
- ▶ Parking Concept

Along with the Conceptual Framework the Plan outlined 5 economic goals:

- ▶ Increased business
- ▶ A revitalized environment for existing area establishments and residences
- ▶ Compatibility with the overall neighborhood environment
- ▶ Creation of additional businesses and jobs
- ▶ An increase in property and sales tax base of benefit to all

A few specific recommendations that support the concept and economic goals of the revitalization include:

Parks & Open Space

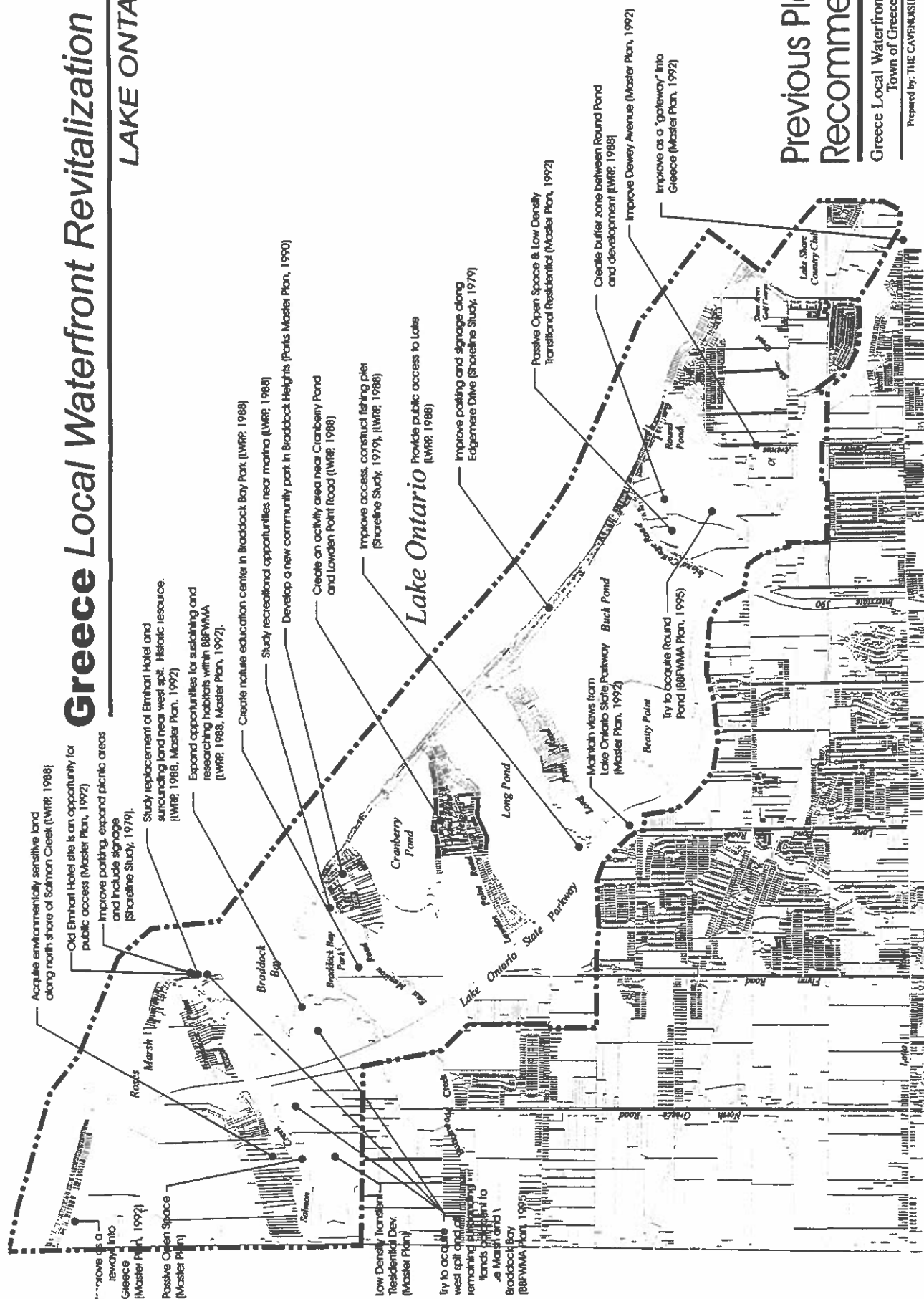
Parks and open space should be enhanced and preserved with a primary goal of improving public access to the waterfront. The development of the Irondequoit Bay Marine Park should be completed and the park renamed to better reflect the nature of the park and the Sea Breeze area. With the realignment of SR-590, there is an opportunity to enhance the north end of the Marine Park with a Bayside boardwalk and an amphitheater/ festival site. Transient docking and a small scale "muscle power" marina with a community boating program could be included in this area. A Lake boardwalk and park should be developed north of the SeaBreeze Amusement Park along Culver Road overlooking Lake Ontario.

Tourism & Visitors

Assist in the initiation of a regional organization or board that will help guide tourism and ensure that tourism development benefits both the local and regional communities. The clearinghouse should consist of representatives from around the region that come together and develop a master plan for tourism that best meets the needs of the entire region. The plan would help ensure that communities do not exceed the demand of specific types of destinations and services, provide important economic data, make recommendation and inform other destinations of current regional activity and development. A plan could help give Sea Breeze a tourism identity and security.

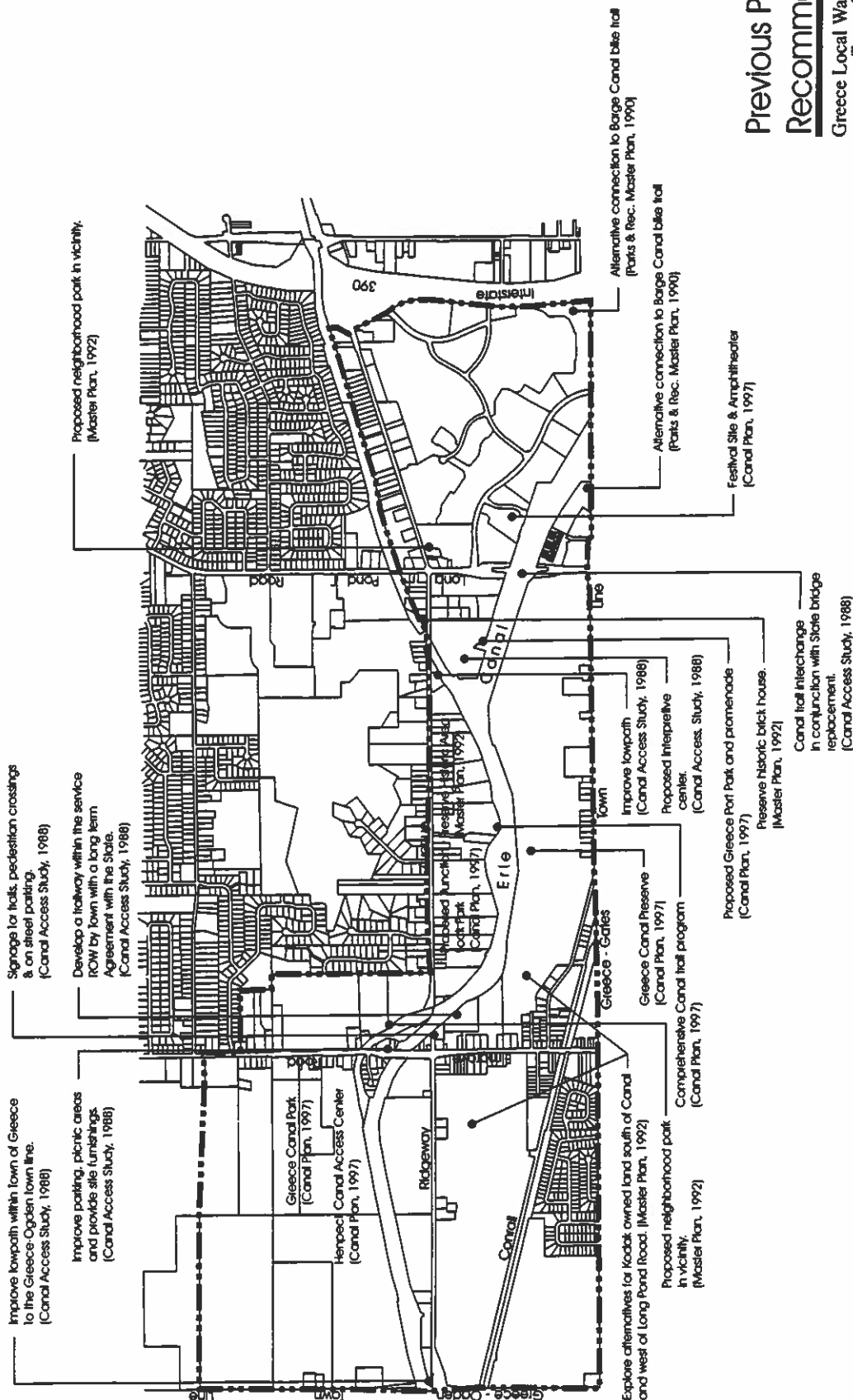
Nature/Eco Center

Facilitate a center that is aimed at educating and entertaining the public regarding local history, wildlife, natural habitats and environmental preservation and conservation. Irondequoit Bay provides a unique opportunity to entertain visitors and residents of the Sea Breeze area with environmental education. Sea Breeze could display and interpret its history and environmental sensitivity in an amusement park and trolley museum, interpretive trails, signage and a nature / ecological center.



Greece Local Waterfront Revitalization Program

ERIE CANAL AREA



Previous Plan

Recommendations

Greece Local Waterfront Revitalization Plan
Town of Greece, New York

Prepared by: THE CAVENDISH PARTNERSHIP TEAM

Land/Water Use & Ownership

It is clear that due to the limited usable space available in the Lake Ontario waterfront area, development of the remaining areas should be carefully planned, controlled and regulated. Uncontrolled development could result in serious environmental problems, scenic quality deterioration, reduced public access, and a general inability to meet the needs of the greater number of people. New developments, including housing, commercial or recreational facilities, should respect and not diminish the existing residential character and qualities of the Waterfront areas. Below, we have identified existing problems that should be corrected by a cooperative effort between private enterprise, residents, and local government. They are:

- ▶ Parking availability and quality at various key access points to recreational uses such as along Edgemere Drive at Long Pond, at the mouth of Little Pond/Slater Creek, Braddock Bay Marina, Cranberry Pond boat launch, Buck Pond Outlet and public parking near the Erie Canal.
- ▶ Deteriorated and/or underutilized structures such as:
 - ▶ Deli/Convenient Store (closed) for sale or rent - corner of Lowden Point Road and Edgemere Drive
 - ▶ Island Cottage Hotel (closed) - corner of Island Cottage Road and Edgemere Drive
 - ▶ Odenbach building off Dewey Avenue
- ▶ The absence of desirable infrastructure and roadside amenities such as:
 - ▶ sewers to all neighborhoods and homes (i.e. Payne Beach, Manitou Beach).
 - ▶ guide rails and other traffic control devices
 - ▶ landscape screening
 - ▶ curbing and gutters
 - ▶ unique signage system identifying natural features, public access, recreational facilities, etc.

The general appearance of residential structures throughout the Waterfront area is very good with the exception of a few. Careful planning and judicious timing will be necessary to ensure that infrastructure keeps pace with development activity while providing for an orderly and efficient development pattern. Care must be taken to see that these viable and stable residential areas are not impacted by commercial expansion.

Waterfront area housing contributes positively to the Town's tax base. Opportunities for new housing development include much of the area south of the Lake Ontario State Parkway where wetlands or agricultural land would not be impacted.

Water Dependent Uses

With the exception of the two Braddock Bay marinas, the small boat marina on Long Pond and the small marina on the Canal, there are few water dependent uses in the Greece waterfront areas. However, the existing water dependent uses are important recreational destinations within the waterfront areas and should be preserved. Furthermore, future water dependent uses should be encouraged and take priority over non water dependent uses along the shoreline.

Existing Water Use

Greece waterfronts have been and will continue to be popular recreation destinations. The following uses have been reported:

- ▶ Motor boat use primarily takes place on Lake Ontario, Braddock Bay and the Erie Canal. Some motor boat use does take place on ponds such as Long Pond and Cranberry Pond.
- ▶ Fishing is a popular recreational activity in most places within the Lake Ontario waterfront area including: Lake Ontario, Braddock Bay and all of the ponds. Ice fishing is also popular on Braddock Bay. The Erie Canal is not considered a popular fishing destination.
- ▶ Wind surfing is a popular recreational activity on Long Pond.
- ▶ Small muscle-powered boating (i.e. canoes, kayaks, row boats, etc.) takes place on Braddock Bay, the ponds and the Erie Canal.
- ▶ Swimming has been observed along the Lake Shore. However, with the exception of the northern part of Braddock Bay park, swimming takes place on private property.

Existing Land Use Ordinances & Zoning

Existing zoning is documented on the Town's official zoning maps and in the Town's Zoning Ordinance.

Lake Ontario Area

The area along the Lake Ontario shoreline is primarily zoned as Single Family Residential and Public Land. Public Land surrounds Braddock Bay and much of the area around the ponds (Cranberry Pond, Long Pond, Buck Pond, and Round Pond.) Smaller pockets of Multiple Family Residential and Restricted Business lie within or adjacent to Single Family Residential and Public Land zoning districts. Land zoned as General Industrial is predominantly located along Dewey Avenue and Greenleaf Road north of the Lake Ontario State Parkway. The area east and west of I-390 as it intersects the Parkway is also zoned as General Industrial.

Erie Canal Area

Existing land uses are documented in the Town's recently completed Master Plan. The existing land uses within the Erie Canal Corridor include a mix of light industrial, commercial, residential, agricultural, recreational, park and open space.

Substantial open lands currently exist within the corridor that are either protected by environmental limitations or parkland designation. Additional open land is not protected, including substantial acreage currently owned by Eastman Kodak on the south side of the Canal, land on the north side of the Canal just west of Greece Canal Park and a 17 +/- acre parcel of land directly east of the Junction Lock.

The existing zoning within the Erie Canal Corridor includes a mix of General Industrial, Commercial Office, Commercial Retail, Public Land and Residential zones. A substantial amount of undeveloped General Industrial zoning exists on the south side of the Canal. The Town Master Plan recommends that the majority of the General industrial zoned land be rezoned to a Planned Development zone. This zone would encourage a mix of residential, light industrial, commercial, recreational and open space uses.

Land Ownership & Control

Land within the Lake Ontario waterfront area is predominantly publicly owned and environmentally sensitive or privately owned with a residential use. Most of the public land is within the Braddock Bay Fish and Wildlife Management Area (BBFWMA) and is owned by the New York State Department of Conservation. The BBFWMA includes approximately 2000 acres of environmental sensitive land, mostly wetlands, which deserves a high level of protection from adverse effects of development. New York State also owns approximately 400 acres, including the Braddock Bay Park, Braddock Bay Marina and Beatty Point which, since 1982 has been administered by the Town of Greece under the conditions of a 99 year lease.

Land within the Erie Canal waterfront area is predominately privately owned and is either under residential use or undeveloped. The Eastman Kodak Company is the largest private land owner in the area with approximately 400 acres, all south of the Canal between Long Pond Road and Manitou Road. Public land in the area includes the New York State Canal Corporation, Monroe County and the Town of Greece.

Greece Local Waterfront Revitalization Program

LAKE ONTARIO AREA

Legend



New York State Office of Parks
Recreation & Historic Preservation
(Braddock Bay Park, leased to the
Town of Greece)



New York State Office of Parks
Recreation & Historic Preservation
(Lake Ontario State Parkway)



New York State Department of
Environmental Conservation
(Braddock Bay Fish & Wildlife
Management Area)

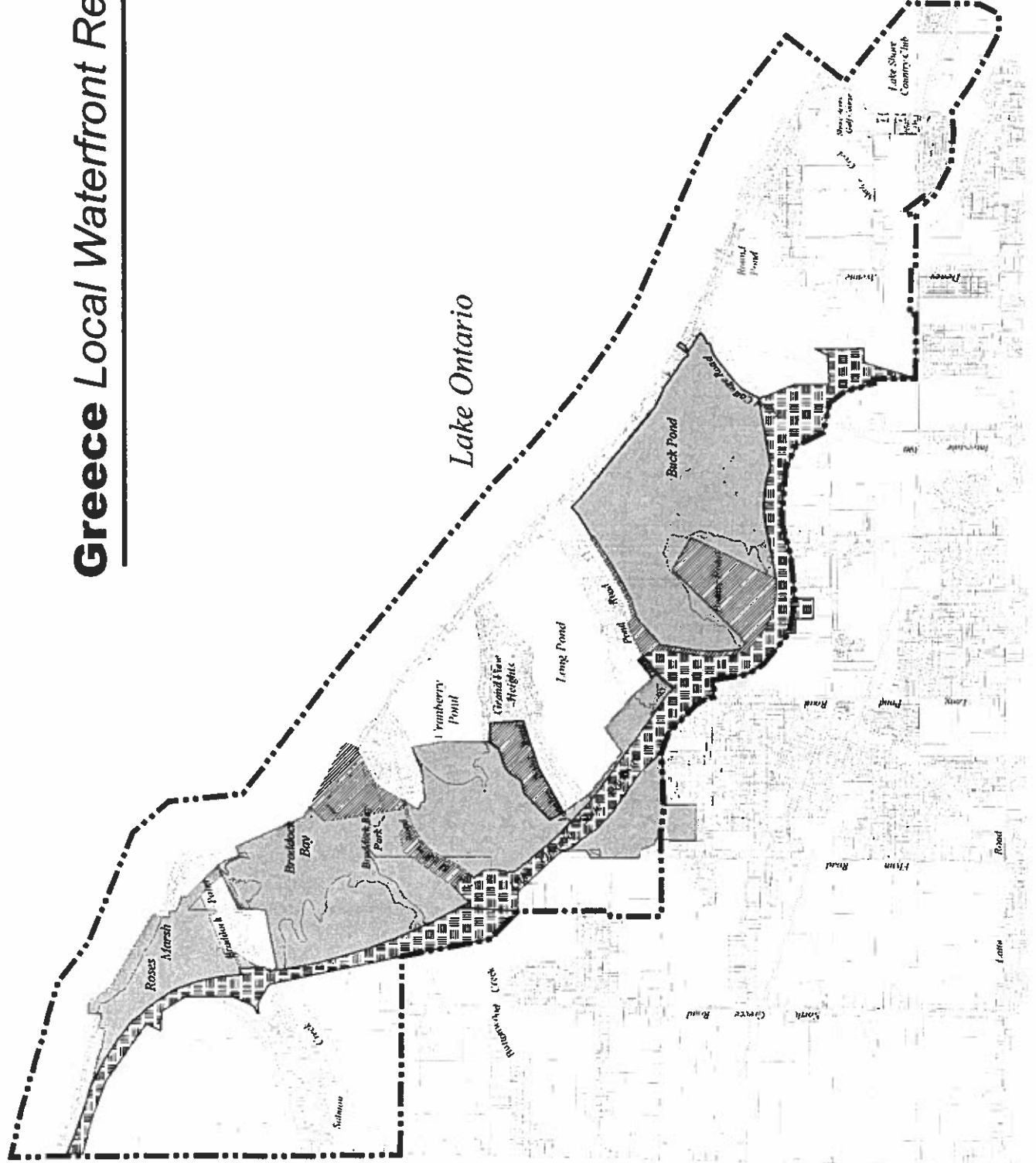


NORTH

Significant Land Ownership

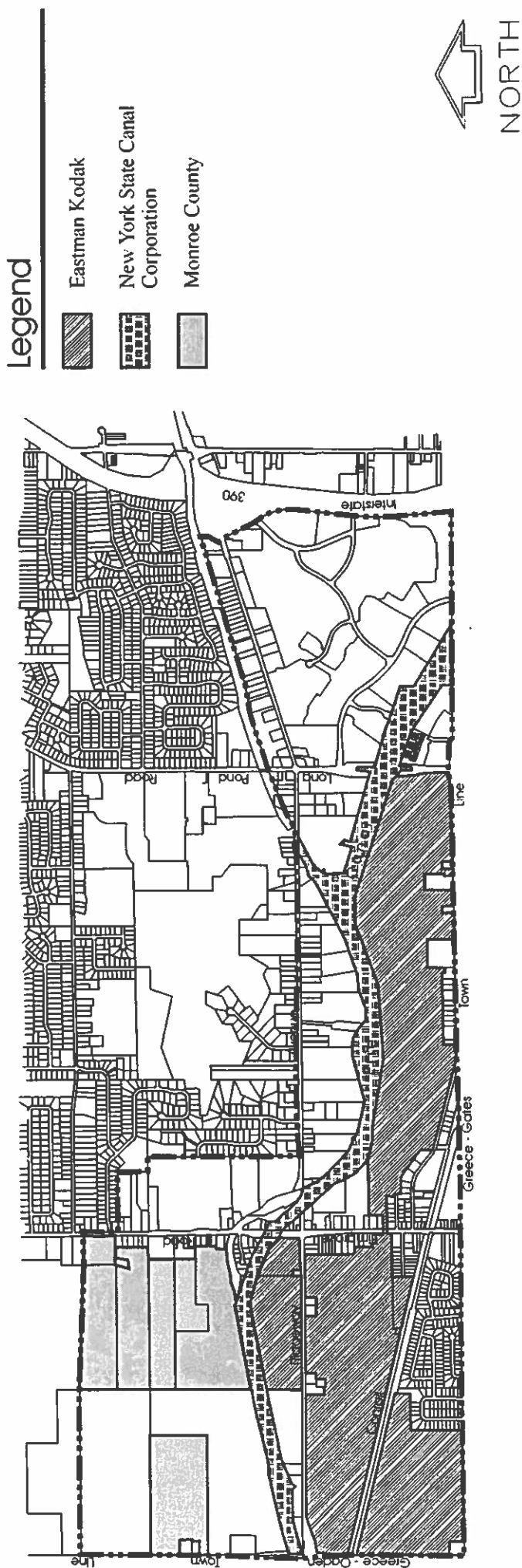
Greece Local Waterfront Revitalization Plan
Town of Greece, New York

Prepared by: THE CAVENTISHUI PARTNERSHIP P.C.



Greece Local Waterfront Revitalization Program

ERIE CANAL AREA



Significant Land Ownership

Greece Local Waterfront Revitalization Plan
Town of Greece, New York

Prepared by: THE CANADIAN PARTNERSHIP TEAM

Public Access & Recreation

The Erie Canal, Lake Ontario, Braddock Bay and the associated ponds and wetlands are an invaluable local recreation asset.

The manmade coastal environment of Greece's Waterfront is one that lies in delicate balance with the existence of wetlands as a valuable fish and wildlife habitat. It is a waterfront, however, that offers many opportunities for development of recreational facilities which can ultimately become the economic mainstay of the area. The Erie Canal is also a significant opportunity for the town. Largely ignored, with most of the adjacent land undeveloped, the Canal has the potential to be a significant recreational opportunity.

The issue is one that has been argued often and sometimes vehemently from two sides during the past 20 years. The groups involved on the development and recreation side include developers, fishing enthusiasts, boating enthusiasts, and private businesses. Wishing to preserve wetlands and fish and wildlife habitats are local residents, and various local and State preservation factions. With proper planning and management present, future recreational development can coexist in harmony within a sensitive environmental area.

As a result of its proximity to the City of Rochester, the Town of Greece is being subjected to the pressures of urbanization. Much of this shoreline is already occupied by permanent homes. Subdivision development has multiplied rapidly in recent years. This growth could potentially threaten the ecology and environmental quality of Braddock Bay and the Pond Areas which are located in the Greece Waterfront Area.

The future of Braddock Bay is the most active and important issue to be discussed concerning the Lake Waterfront Area. Braddock Bay itself and the immediate surrounding area has been named a GAPC (General Area of Particular Concern) by the New York State Coastal Management Program (NYSCMP). Most of the land in the GAPC is owned by New York State Department of Environmental Conservation (approximately 2,500 acres) part of which is leased to the Town of Greece (approx. 400 acres). The remainder of the land is zoned for single family housing or, in several small pockets, commercial use. Scattered throughout the GAPC are many single family homes with one large subdivision (Braddock Heights) located north of the former State Marina. Five marinas at various locations around the Bay and Salmon Creek have a total of 600 slips now serving the Bay and annually launch approximately 1,600 boats on day trips.

The land adjacent to the Erie Canal is a resource which can be further developed to provide better recreational opportunities. The town should encourage continued development of bike paths, marina and picnic area to make this destination more inviting and accessible to Greece residents.

Public access to the Lake Ontario shore as well as to the ponds and wetlands is limited by the development of the land around these features for single family residential housing. Existing public access and recreation areas include:

Parks, wildlife management/conservation areas:

Parks

The Braddock Bay Park is owned by the State of New York but is now under lease to the Town for 99 years and is thereby controlled and maintained by the town and NYSDEC. The parkland consists of unique geographical features such as a major bay, several large water bodies, extensive marshes and scrubwood areas that serve as recreational areas for people and wildlife habitats.

Facilities within the park include picnic facilities, boat launching sites, softball playing fields, fishing sites and hiking, nature, bicycling and ski-touring trails. In addition to offering these facilities, the park provides one of the most productive sites in Monroe County for birdwatching.

During 1975 the Cranberry Pond Nature Trail was developed within the park. Commencing at the picnic area, the trail extends for approximately two and one half miles through brush and woodlands, and then returns to its starting point. The trail was developed through the efforts of the Greece Environmental Board. Along the trail, 35 varieties of trees and shrubs, 60 varieties of wild plants and more than 100 varieties of birds have been observed.

Small parks scattered throughout the waterfront areas offer local residents recreational opportunities without having to travel across town. In the Lake Ontario waterfront area, Grandview Park in the Grand View Heights neighborhood and Channel Park on the Long Pond Channel are small but important parks with amenities such as: parking, benches, walking trails, play equipment, etc. Henpeck Park and the Greece Canal Park are important recreational parks in the Erie Canal waterfront area and also need to be maintained and expanded when possible.

Slater Creek fishing access area has large fish populations, extensive parking facilities, handicapped accessible fishing platforms plus hundreds of feet of creekside shore area which makes this DEC-operated area the premier fishing spot in the Lake waterfront area.

Braddock Bay Fish and Wildlife Management Area

In an effort to protect the environmental land in the Lake Ontario waterfront area, the Braddock Bay Fish and Wildlife Management Area was created. In 1982 the New York State Department Office of Parks Recreation and Historic Preservation transferred 2125 acres to the New York State Department of Environmental Conservation. An additional 375 acres was transferred to the Town of Greece under a long term lease, including the Braddock Bay Park, Braddock Bay Marina and Beatty Point. In 1983, the DEC and the Town of Greece entered into a management agreement. The agreement aimed at protecting the valuable wetlands in the area. A review committee was formed to assist in the management of the new Braddock Bay Fish and Wildlife Management Area (BBFWMA). Today the BBFWMA is an important environmental area that includes the habitats of rare and endangered species of birds and animals. Opportunities exist for low intensity educational uses which could help create a greater awareness of the environmental sensitivity of the area.

Municipal docking facilities:

Braddock Bay Marina

This facility is owned and was formerly operated by the State, but is now controlled by the Town of Greece under a 99-year lease. Concession rights have been contracted to a private company to operate and maintain the facilities. The marina includes:

- ▶ 300 slips for shallow draft recreation boats
- ▶ Sheriff's boat (occasionally)
- ▶ boating services
- ▶ marine store
- ▶ yard for storage
- ▶ launch ramp and hauling tramway

Opportunities for new or improved public access facilities include:

- ▶ Cartop boat launches and limited parking at:
 - ▶ Cranberry Road and Edgemere Drive
 - ▶ Town property at northwest corner of Long Pond Road off Edgemere Drive
 - ▶ Buttonwood Creek off of East Manitou Road
 - ▶ Buck Pond at the outlet to Lake Ontario
- ▶ Trail and parking access at:
 - ▶ Rose's Marsh from Manitou Beach Road
 - ▶ Both sides of Buck Pond off Long Pond Road and Island Cottage Road
 - ▶ Beatty Point from Long Pond Road
 - ▶ Round Pond from Island Cottage Road

Expanding park facilities and improving conditions for boaters would increase public access to a vital recreation resource. One problem, for example, is that Salmon Creek offers excellent fishing; however, due to private ownership of adjacent land, access to the creek is often prohibited.

Public & Semi-public Facilities***Public facilities pertaining to government operations and services:***

- ▶ Monroe County Sewage Treatment Plant
- ▶ The Russell Station Power Plant (RG&E)
- ▶ Waterworks Facilities including:
 - Shoremont Water Treatment Plant (Monroe County)
 - Edgemere Booster Stations (Monroe County)
 - Eastman Kodak Co. Water Treatment plant
- ▶ Town Fire Stations
- ▶ Town solid waste landfill north of Northrup Creek (Semi-inoperative, this facility now accepts only dry material, i.e., construction debris)

Semi-public facilities providing community service and cultural activities:

- ▶ The Lakeview Community Church
- ▶ Reformed Church at the north end of Long Pond Road
- ▶ St. Mark's Church on Kuhn Road (north side)
- ▶ Jesus is Lord Church on Kuhn Road (south side)

Commercial Facilities

The inventory of such facilities identified ten (10) tourist accommodations or restaurants, five (5) marinas of marine related business and a collection of over twenty-five (25) stores, shops, offices, industrial facilities and miscellaneous private businesses. Most businesses in the Waterfront Area depend heavily on patronage from year-round residents of the waterfront area and the Town of Greece.

Restaurants include:

- ▶ Crescent Beach Restaurant
- ▶ The Island Cottage Restaurant (closed)
- ▶ Forest Hill Restaurant
- ▶ Schallers Drive-In
- ▶ Charbroil Restaurant
- ▶ Grove House Restaurant
- ▶ Lakefront Deli & Pizzeria (closed - for sale or rent)

Marinas include:

Manitou Beachhouse and Marina - on Manitou Beach Road

- ▶ 120 slips
- ▶ 33' with 3' draft max. boat size
- ▶ boat launch
- ▶ small boat rental
- ▶ yard storage
- ▶ marine supply store
- ▶ snack bar and restaurant

Smugglers Restaurant and Marina - Manitou Road Salmon Creek

- ▶ 40 slips
- ▶ boat launch
- ▶ 8' bridge clearance necessary
- ▶ yard storage
- ▶ bar and restaurant

Braddock Bay Hotel Marina - Manitou Road Salmon Creek

- ▶ 50 slips
- ▶ boat launch
- ▶ 8' bridge clearance
- ▶ small boat rental
- ▶ marine supplies and bait shop
- ▶ bar and restaurant
- ▶ yard storage

Long Pond Sport Shop - Edgemere Drive

- ▶ 10 slips
- ▶ boat launch
- ▶ 3' to 6' bridge clearance minimum

Berger Park Marina - off Hogan Point Road along mouth of Salmon Creek

- ▶ 30 slips
- ▶ boat launch
- ▶ yard storage

Other Businesses and Light Industrial Facilities include:

On Dewey Avenue, a large under-utilized industrial building (Odenbach Building) housing Flower City Printing, Vincent Columbia Iron Works, Rochester Metal Fabricators, Old World Stove Co., and Bill Klueber Automotive Supply.

On Ling Road - Upson Tools, M-Bex Plastics, two machine shops, miscellaneous private businesses including:

- ▶ Horizon Fun/X Inc.
- ▶ Lakeshore Golf Course and "Shore Acres" (a par 3 and 4 short course)
- ▶ Small shopping plaza
- ▶ Lakeshore Hockey Arena
- ▶ Carlton North Chevron station

Agricultural Lands

The Town of Greece also contains some residual areas where farming and orchard activities which once flourished are still evident. The pockets of such activity which still remain are primarily located in the western section of the town, including the western section of the Erie Canal corridor.

Community & Cultural Resources

Historic & Archeological Resources

There are no officially designated historic sites or structures in the Town of Greece. Greece does not have an ordinance for the identification and survey of such structures. An ordinance and local designations must be in place in order to nominate structures for the State of National Register. Thus, a thorough inventory of historic places needs to be undertaken, not only in the Waterfront Area, but also for the entire Town. The Landmark Society feels there are many individual buildings and possible groupings of buildings or districts that could qualify for State and/or national recognition.

- ▶ Manitou Beach/Old Elmhart Hotel area. Popular vacation resort in late nineteenth and early twentieth centuries.
- ▶ Bill's Point - earliest recorded landing site of French explorers.
- ▶ Grand View Hotel and Crescent Beach Hotel - popular resort hotels during the late nineteenth and early twentieth centuries.
- ▶ St. Mark's Church, Kuhn Road

The New York State Museum has identified areas known to be, as well as areas highly probable as, prehistoric sites with the Town of Greece. Areas known or thought to contain significant prehistoric sites are located in and around Cranberry Pond, Round Pond, along West Ridge Road and along the Erie Canal (between Elmgrove Road

and Long Pond Road as well as that section of the former canal in the City of Rochester west of Mount Read Boulevard). It is not likely that other portions of the Town of Greece would yield significant artifacts.

Due caution must be exercised not to allow new development to proceed anywhere in the town which would irrefutably disturb any site which might contain historical evidence of man's early occupancy of the land in the Town of Greece.

Scenic Resources

The shores of Lake Ontario as well as the open water ponds and wetlands have long been recognized as having a great deal of aesthetic value. Splendid views of the Lake are available to the passing motorist from Lake Ontario Parkway as well as from Edgemere Drive and Beach Avenue. Many views of the Lake are obstructed by development of that strip of land between Edgemere Drive and the Lake Ontario shore.

The best views of the Lake from Edgemere Drive can be found opposite Round Pond, at the water treatment facilities and at the Slater Creek outlet. Parking is available at Slater Creek outlet. The Elmhart Hotel area offers scenic views both of the Lake and Braddock Bay. Other prime areas for viewing the Lake or ponds include:

- ▶ Lake Ontario from Braddock Bay State Park Breakwater and Beach
- ▶ Lake Ontario from various commercial areas such as Crescent Beach Hotel
- ▶ Lake Ontario from the Ontario Boulevard in Manitou Beach
- ▶ Ponds from Edgemere Drive and Lake Ontario State Parkway
- ▶ Braddock Bay from Braddock Bay Marina
- ▶ Lake Ontario from Beach Avenue near Little Pond/Slater Road
- ▶ Lake Ontario from the Lake Ontario State Parkway for approximately one half mile as it passes Braddock Bay
- ▶ Lake Ontario from Rose's Marsh Shore - access limited

The Erie Canal waterfront area also has significant aesthetic value and existing views should be protected and enhanced whenever possible. Views on the Canal, particularly the spill over near Junction Lock which is a small waterfall, are splendid. Also, views of the Canal along the multi-use trail and from the Long Pond Bridge have long site lines and are very naturalistic. The view of the orchards south of the Canal from the Greece Canal Park are pleasant and should be protected.

- ▶ Most existing scenic vista are underutilized due to the following:
 - ▶ Lack of signage indicating:
 - ▶ location
 - ▶ private vs. public frontage
 - ▶ historic interpretation
 - ▶ Lack of adequate parking
 - ▶ Lack of other access facilities including trails or walkways, fencing, guide books

Scenic quality should be protected in the sense that new developments of housing and commercial facilities should not interfere with existing views and vistas.

Greece Local Waterfront Revitalization Program

LAKE ONTARIO AREA

Legend

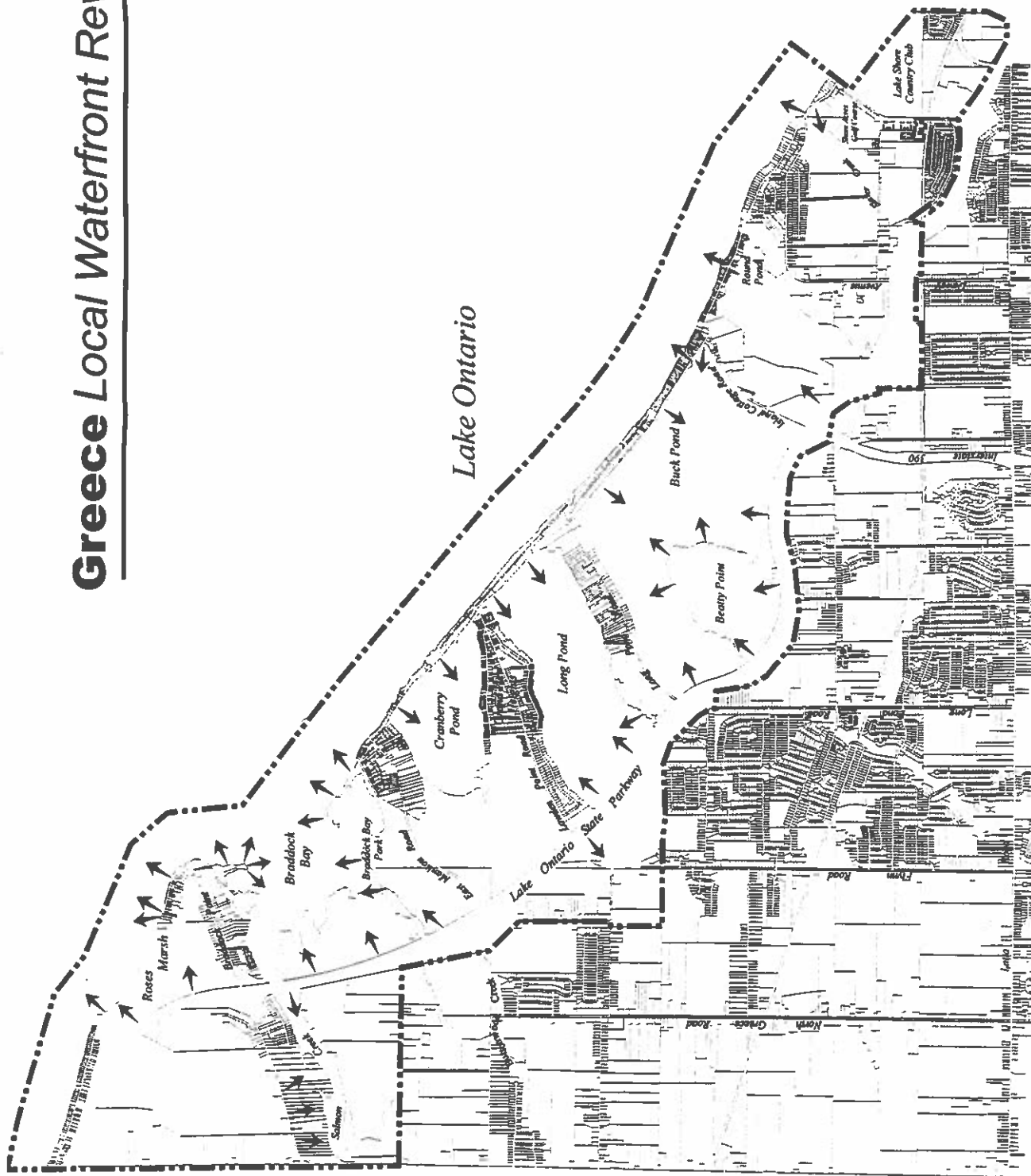
← Important Views or Vistas



Scenic Resources

Greece Local Waterfront Revitalization Plan
Town of Greece, New York

Prepared by: THE CAVENUSHIP PARTNERSHIP TEAM



ERIE CANAL AREA



Important Views or Vistas



NORTH

Scenic Resources

Greece Local Waterfront Revitalization Plan
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Environmental Conditions

Natural Resources & Habitats

The natural resources, fish and wildlife, scenic views and recreation were primary reasons for the popularity of the area for residential uses and tourism. However, the present character of the waterfront, settlement and growth patterns were directed by other natural features, such as geology, soils, topography and vegetation. The following will explain how the natural resources defined the area and provided for its growth and popularity.

Water Resources

Lake Ontario

One of the most significant natural resources for the Town of Greece is the Lake itself. The Lake makes possible the existence of resources such as fish and wildlife, scenic beauty, wetlands, municipal and industrial water supply and recreational activities such as boating, fishing and hunting.

The approximate mean elevation of the lake is 245' above sea level (U.S. Geological Survey) and the area of the lake is approximately 4,000 square miles. According to the 1995 datum, water surface elevation varies up to 2' in either direction and is controlled by the International St. Lawrence Board of Control created by the IJC (International Joint Commission). Greece has approximately 7.5 miles of lake shoreline excluding shoreline on the assortment of bays, ponds and streams adjacent to and feeding into the lake.

Water levels in Lake Ontario are affected by inflow from the upper Great Lakes; local inflow and precipitation; evaporation from the lake surface; and outflow from the lake. The latter began to be regulated in the late 1950's with the completion of the St. Lawrence Seaway Project, consisting of the Eisenhower and Snell locks, the Long Sault Dam and the Moses-Saunders Powerhouses and Dam. The locks allow enormous seagoing tankers to scale and descend the 80' water level differential created by the dams. Since the early 1970's, water supplies have been almost continuously higher than normal. As a result, the surface elevation of Lake Ontario has been almost continuously in the upper range of the most desirable four foot range (243.5 to 247.5) devised by the IJC and the ISLBC in the 1950's. Shorefront land owners (Riparian interests) fear that the continuously high levels, storms and sharp increases in water supplies will cause flooding and severe erosion. However, the Board of Control and the Corps of Engineers claim they have actually prevented flooding from taking place during the past few years and note that without the St. Lawrence control structures, water levels would at times have been approximately 18" above the actual.¹

Wetlands

Braddock Bay (GR-1-I)

Braddock Bay and its tributaries, Salmon Creek and Buttonwood Creek are contained in an area formally known as Braddock Bay Fish and Wildlife Management Area. Rose's Marsh, Cranberry Pond, Buck Pond and some of Long Pond are also located within the boundaries. The bay is shallow (4-5 feet deep) and marshy in many areas. Although it suffers from a shallow sand bar (resulting from lateral bottom drift) at the mouth of the bay, it remains an important small boat harbor. Submergent and emergent weeds are plentiful in the shore regions on this bay. It is a significant wildlife habitat.

¹Information taken from the "Fact Sheet, Water Levels of Lake Ontario" published by the U.S. Army Corps of engineers, Buffalo District, Revised May, 1986

The increasing pressure to develop the bay as a harbor and the threat of damage to this exceptional fish and wildlife habitat raises an important issue which will be discussed later in the analysis portion of this report. Some of the marsh land remains under private ownership and control; however, the majority, including Rose's Marsh, is contained within the Braddock Bay Fish and Wildlife Management Area. Wetlands in private ownership are located primarily south of Lake Ontario State Parkway.

Cranberry Pond (GR-19-I), Long Pond (GR-20-I), Buck Pond (GR-21-I)

Cranberry Pond, Long Pond, and Buck Pond are also located in the park area. Cranberry and Buck Ponds are smaller, shallow bodies with extensive areas of marsh wetlands. All three ponds are accessible by small boats from the lake. Cranberry Pond also supports car top boating activities. A gravel and dirt boat launch area is located in the northwest corner of the pond. Single family housing lines the east and west sides of both Cranberry and Long Ponds. The area surrounding Buck Pond contains wetlands and is relatively underdeveloped.

Round Pond (GR-22-I)

Round Pond falls partly within private property and partly in public property (preservation societies). Its north and east sides have been developed substantially by residential and industrial uses respectively. Round Pond also supports a substantial wetlands area to the west and south. Adjacent to Round Pond are three facilities important to supplying water to Monroe County and the City of Rochester. They are the Shoremont Water Treatment plant (County), and two Edgemere Drive Booster Stations. Monroe County Water Authority draws their supply of raw water from Lake Ontario through a shared 72' intake which has an estimated total capacity of 140 mgd. The city is under contract to receive water as needed. Eastman Kodak Co. owns and operates a water treatment facility nearby at the northeast edge of Round Pond on Edgemere Drive.

Little Pond (GR-22-I)

Little Pond and Slater Creek are smaller, less important water resources. They do, however, serve as an outlet for water used for cooling at the Russell Power Station. The water discharged from the mouth of these streams is warmer than the lake water year round and supports a large number and variety of fish. It has become a popular fishing spot along the lake.

Rose's Marsh (GR-17-I)

Rose's Marsh lies between the Payne Beach area and Braddock Point and is owned partly by New York State, Monroe County and private entities. It is divided into two fairly equal sized portions by the Lake Ontario State Parkway. It is 80% low aquatic shrub growth and small deciduous trees. It has one of the last remaining wild beach areas on the Lake Ontario shore. It is home to a great many species of waterfowl and song birds.

All wetlands listed above are designated Class I wetlands by the NYSDEC, which means that no disturbance is allowed in the wetland without a DEC permit. Any dredging, filling or alteration of wetlands and water bodies is regulated by the NYSDEC and the U.S. Corps of Engineers (they are empowered by the Federal Clean Waters Act Section 404) and permits are required for any such activity. In addition, the Environmental Protection Agency has the power to oversee and veto any Corps of Engineers activity to control development in or near wetlands and water bodies.

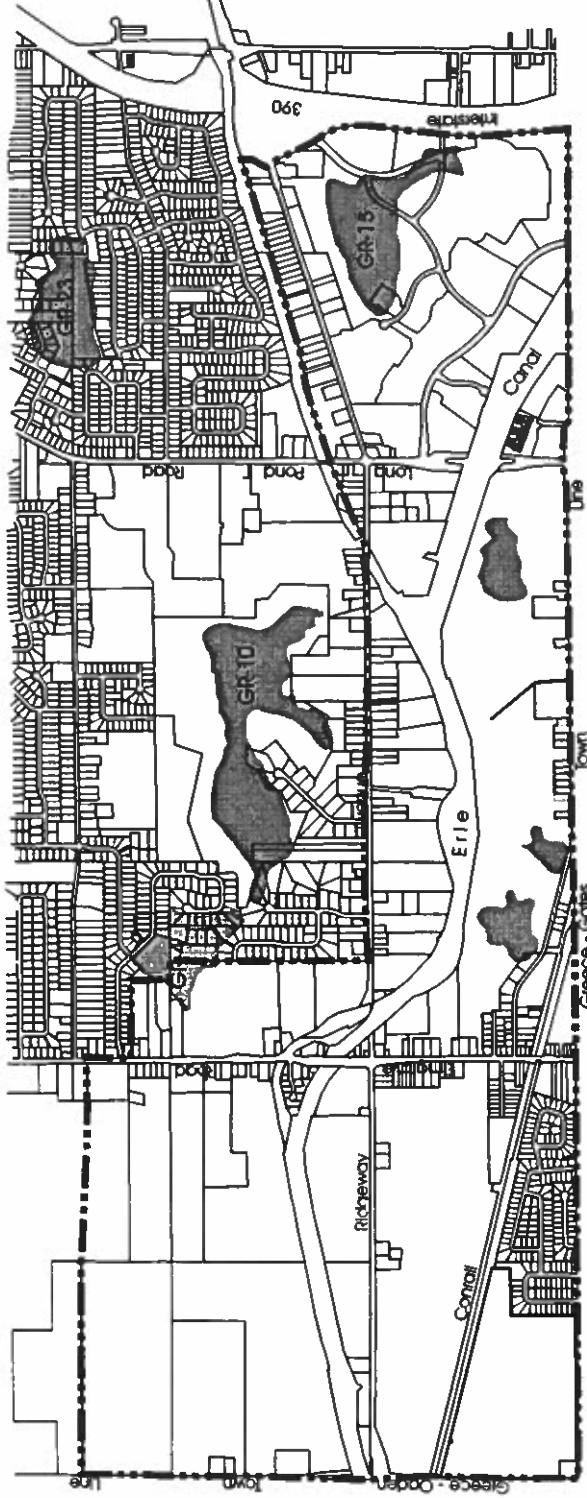
Erie Canal Area

The wetlands in the Erie Canal waterfront area are not as extensive as in the Lake Ontario waterfront area. All wetlands in the area are south of the Erie Canal between I-390 and Elmgrove Road. As mentioned above, all designated wetlands are regulated by the NYSDEC and/or the U.S. Corps of Engineers.

Greece Local Waterfront Revitalization Program

ERIE CANAL AREA

Legend



State or Federal Wetlands



NORTH

Wetlands

Greece Local Waterfront Revitalization Plan
Town of Greece, New York

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Fish and Wildlife

Growth could threaten the ecology and environmental qualities of Braddock Bay, the pond areas and the associated wetlands which are situated along the shoreline with Greece. These wetlands, including the creeks that empty into them, provide a vital habitat for many species of fish, birds and mammals.

In New York, habitats which have suffered the greatest losses are freshwater and tidal wetlands. Until 1973, draining and filling of wetlands for development purposes was largely unregulated. Wetlands also provided convenient, inexpensive sites for disposal of dredge spoils. The impact of such practices resulted in the loss of vegetative cover, breeding, nesting and feeding grounds for reptiles, amphibians, mammals, shorebirds and waterfowl and the loss of spawning and nursery areas for fish. Such activities also resulted in the loss of the natural cleansing and siltation control properties of wetlands. Many of the wetland areas around the highly developed waterfront sections in Buffalo, Rochester, and New York City have been drained and filled.

The Department of Environmental Conservation and the Town of Greece are concerned with the preservation of wetlands and are able to act to prevent further degradation and destruction of wetlands. The DEC is empowered with the ability to enforce a variety of state laws and regulations such as the Freshwater Wetland Act, the Stream Protection Act, the Fish and Wildlife Management Practices Cooperative Program, and the New York State Park Preserve System.

Concern for the fish and wildlife of the Waterfront Area including Braddock Bay, neighboring ponds and wetlands was perhaps best emphasized by the Genesee/Finger Lakes Regional Planning Council in 1971 when some important factors were introduced. They are:

- ▶ Polluting septic systems discharging into these wetlands may be causing irreversible damage.
- ▶ Pollutants act as fertilizer for algae blooms and submergent weeds which spoil fishing, boating and water related recreation.
- ▶ Russell Station's thermal discharge to Slater Creek has had short term effects of an increase in the number and variety of fish; long term effects have not yet been determined.

In 1975, the National Audubon Society recommended sanctuary status for the Braddock Bay Fish and Wildlife Management Area, with further development limited to the Cranberry Pond Nature Trail.

Fishing and hunting activities are nevertheless important recreational assets to the Town of Greece. Existing fishing access areas, including marinas and the Slater Creek facility, appear to be utilized very well. Hunting is allowed in the Braddock Bay Fish and Wildlife Management Area with the exception of Rose's Marsh, the areas at the south end of Long Pond, as well as within 500' of the Parkway.

Wildlife viewing opportunities are best at:

- ▶ Cranberry Pond Nature Trail
- ▶ Trails to Buck Pond and Beatty Point Island Cottage Road
- ▶ Beatty Point

The Braddock Bay fish and Wildlife Management Area ponds, marshes and associated wetlands represent 35% of the remaining Lake Ontario wetlands between the Niagara River and Rochester. These wetlands provide a vital habitat for many species of fish, birds and mammals. The ponds support populations of many lake species and are important spawning areas for many of these fish.

The NYS Department of Environmental Conservation recognizes Braddock Bay and associated ponds and wetlands as a Fish and Wildlife Management Area and as a significant habitat area. The Bureau of Wildlife of the DEC is specifically concerned with many activities and conditions in the Management Area, including:

- ▶ Maintaining nesting and feeding habitats.
- ▶ Raptor migration (birds of prey) - approximately 50,000 pass through the area each spring.
- ▶ Purple loosestrife control - populations are increasing annually.
- ▶ Dredging (the Town is permitted to maintain a depth of 4 feet in Braddock Bay.
- ▶ Pot hole digging, Photography blinds, and other wildlife enhancement measures.
- ▶ Acquiring property south of the Parkway.
- ▶ Water quality, especially regarding fishery areas.
- ▶ Fishing access facilities.

They have identified a large number of birds using the wetlands for nesting, migratory stopover and/or resting. These include:

- | | |
|-----------------------------|--------------------|
| ▶ Mallard | ▶ Great blue heron |
| ▶ Wood and black ducks | ▶ Marsh hawk |
| ▶ Blue winged teal | ▶ Song birds |
| ▶ Shore birds such as gulls | ▶ Canadian Goose |
| ▶ Bittern | |

Among amphibians and mammals present one can find:

- | | |
|------------------|--------------------|
| ▶ Raccoons | ▶ Bull frog |
| ▶ Muskrat | ▶ Deer |
| ▶ Painted turtle | ▶ Red and grey fox |
| ▶ Mink | |

Varieties and populations of fish species in Lake Ontario have been reduced steadily since the turn of the century. Blue Pike, Lake Sturgeon, Atlantic Salmon, and Burbot are just a few of the species that have been greatly reduced due to over fishing and poor water quality. Popular sport fishing species inhabiting the Greece Waterfront Area include:

- | | |
|-----------------------------|---------------------------|
| ▶ Northern Pike | ▶ Bullhead |
| ▶ Pickerel | ▶ Rainbow Trout/Steelhead |
| ▶ Small and Largemouth Bass | ▶ Lake Trout |
| ▶ Perch | ▶ Coho and Chinook Salmon |
| ▶ Brown Trout | |

Populations of coho and chinook salmon have been growing due to local fish hatchery operations; however, the ability of these species to maintain populations on their own is still in question.

Flooding and Coastal Erosion Hazard Areas

Flooding

Flood zones exist around all streams, and most of the major wetland areas within the town. In order to mitigate adverse effects upon new development due to flooding, the town should pursue a policy of acquiring title to state regulated wetland areas and easements to most of the areas adjacent to streams for flood control in those areas of the town which are still predominantly undeveloped. Such a policy could also be undertaken in the developed portions where such action is feasible.

Shorefront homeowners, neighborhood organizations, local governments and others consider the possibility of severe flooding and erosion along the shore of Lake Ontario a problem that needs immediate attention. In March 1973, When Lake Ontario was at a very high level, a severe storm caused extensive damage to shorelands and structures on the coast. Since that time, the Lake's water levels have been more often higher than the level established as proper for regulation than not. Water level is regulated by the International St. Lawrence River Board of Control (SLRBC). Shore property owners claim that:

- SLRBC favors navigation and electric power interests; and
- Lake level regulation plans should be re-examined.

Wave and wind action force the deposit of sand and other materials into Braddock Bay and along the shore in sand bars. These materials keep the bay shallow and often fill in the channel leading from the Lake to the Bay. Soils from channel dredging were used to make a beach along the breakwall protecting Braddock Bay marina. The beach has since disappeared and most of the material has been deposited in the Lake just off shore. Dredging may be needed in the future. The ecology of Braddock Bay should be considered before locating the channel of dumping soils.

The loss or displacement of land along coastlines is called coastal erosion. According to the New York State Department of Environmental Conservation (NYSDEC) coastal erosion "is a natural phenomenon, an endless redistribution process that continually changes beaches, dunes and bluffs". Natural forces such as waves, ice, rainwater and wind all move soil, sand and rock along shorelines causing them to displace and even completely erode away. Construction and other human activities can accelerate coastal erosion. The Coastal Erosion Hazard Areas Act, Article 34 of the Environmental Conservation Law has helped regulate and manage coastal erosion but it remains a serious environmental issue.

Coastal erosion is an important environmental concern in western New York State. According to NYSDEC there are over 800 miles of coastline in New York State. The most critical area is along the south shore of Lake Ontario. The NYSDEC Town of Greece Coastal Erosion Hazard Area Maps indicate that the much of the Lake Ontario shoreline is eroding at a rate between 1.0 and 2.0 feet per year. Several areas have been classified by the NYSDEC as a natural protective feature area and/or a structural hazard area. A natural protective feature area is defined as the "nearshore area, beach, bluff, primary dune, secondary dune, or wetland, and the vegetation thereon". Natural protective feature areas help protect other lands from erosion and high water. Structural hazard areas are "located landward of natural protective features and have shorelines receding at a long-term average annual recession rate of 1 foot or more per year". Both of the areas stated above have regulated activities that might require a coastal erosion management permit.

Greece Local Waterfront Revitalization Program

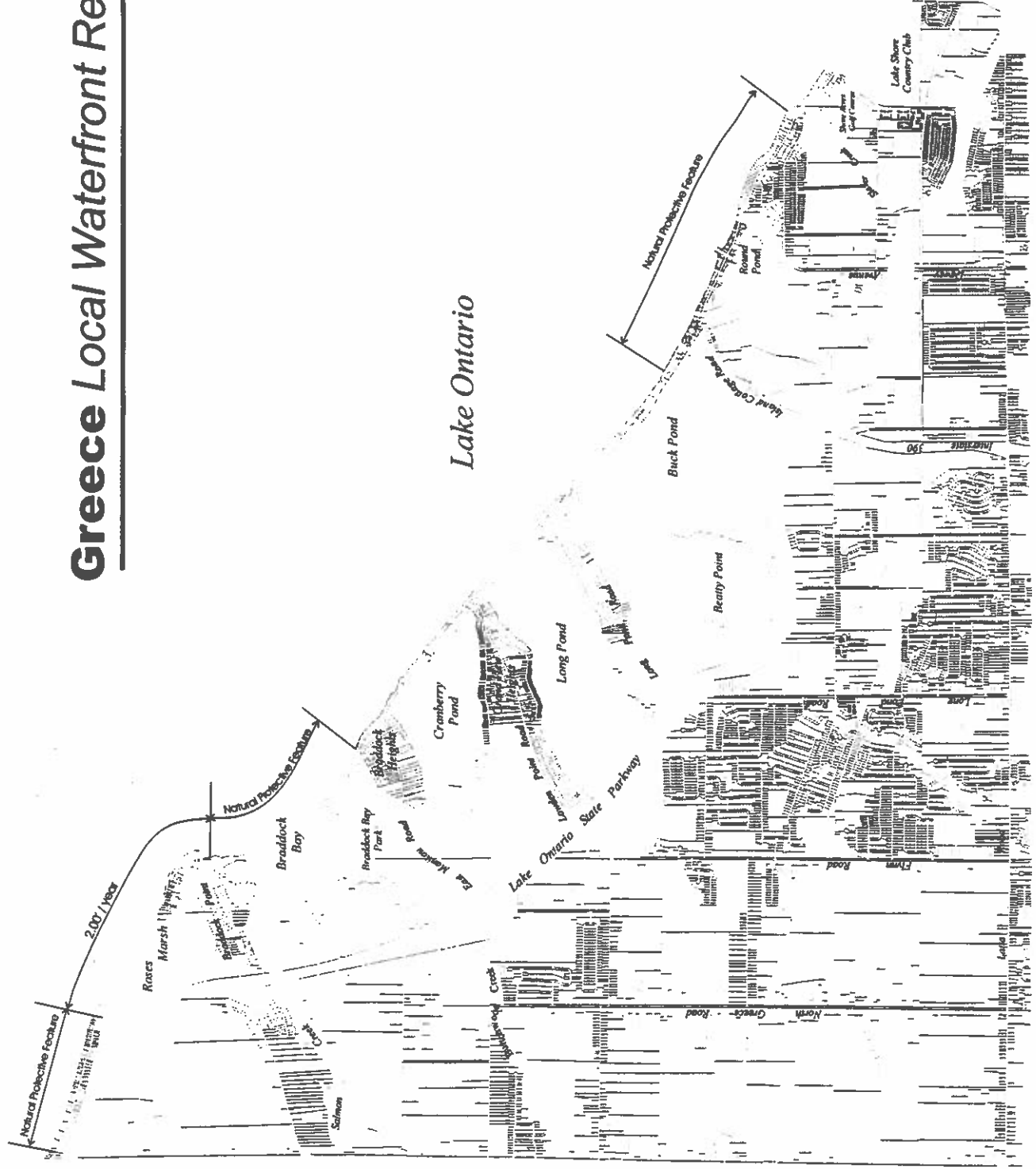
LAKE ONTARIO AREA



Coastal Erosion Hazard Areas

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Woodlots

Woodlots are located primarily south of the Lake Ontario State Parkway. These are intermixed with the active and abandoned agricultural lands and are frequently associated with the poorer soils. Many woodlots are located along creeks and wetland areas. Some substantial woodlots are also located south and west of Round Pond and southwest of Cranberry Pond. Most of the woodlots are characterized by the presence of swamp maple - basswood - ash species with some beech and maple species also.

Forests are fairly mature with many trees 18" or greater in diameter. Woodlots north of the expressway are moderately utilized for recreational use. South of the parkway are woodlots with a large variety of characteristics including size, types of trees and uniformity of species. Orchards and pine and spruce plantations as well as woodlots similar to those described above can be found here. Pine and spruce plantations occupy all or part of woodlots.

The Braddock Bay Fish and Wildlife Management Area wetlands includes Braddock Bay itself, Cranberry Pond, Long Pond, Buck Pond and much of Round Pond. Wetlands are shallow with some deeper freshwater marshes. The dominant plant species tend to be more robust emergents such as cattail, sedges, and purple loosestrife. All of these marsh lands are directly associated with permanent open water areas and are being fed by streams from the south. Other marsh species that can be found include pond weed, various duckweeds, reed grass, water lilies, and bull rush. These are replaced on the higher and drier areas with dogwood, alder, willow, aspen, wild cranberry and red osier dogwood.

Steep Slopes

The topography of the waterfront area is generally low and flat with some slightly higher areas that have been fully or partially developed. The highest point in the waterfront area is approximately 76 feet above the Lake level, located near the corner of Frisbee Hill and North Greece Roads. Areas along the Erie Canal also contain areas of steep slopes.

The public purpose to be served by protecting areas of steep slopes and highly erosive soils goes beyond that of maintaining natural beauty and important wildlife habitat. Water quality in the Town of Greece will depend, to a large extent, on the use of effective erosion and sediment control practices in land development.

Greece Local Waterfront Revitalization Program

LAKE ONTARIO AREA

Legend

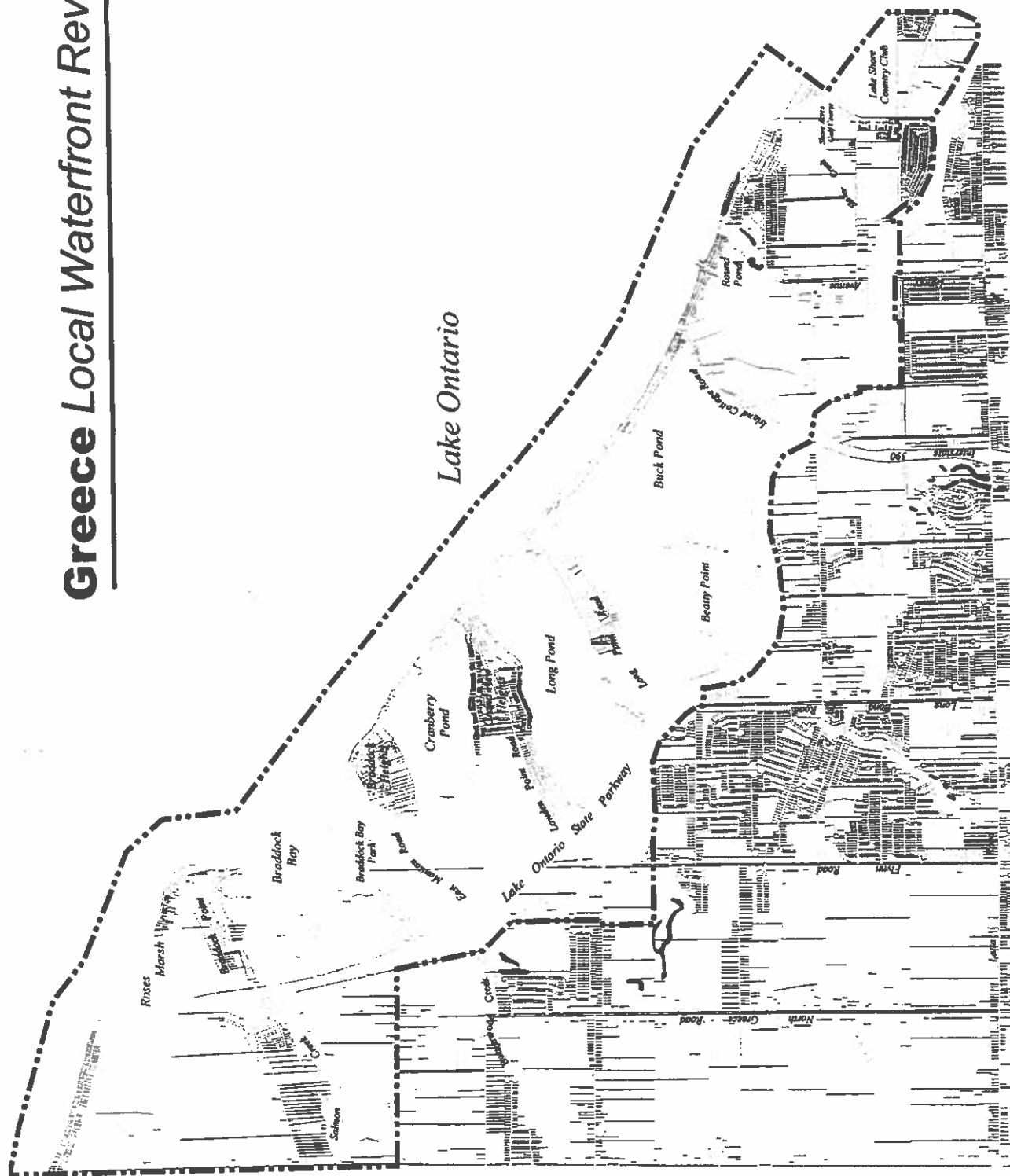
Areas With Slopes Greater Than
15%



Steep Slopes

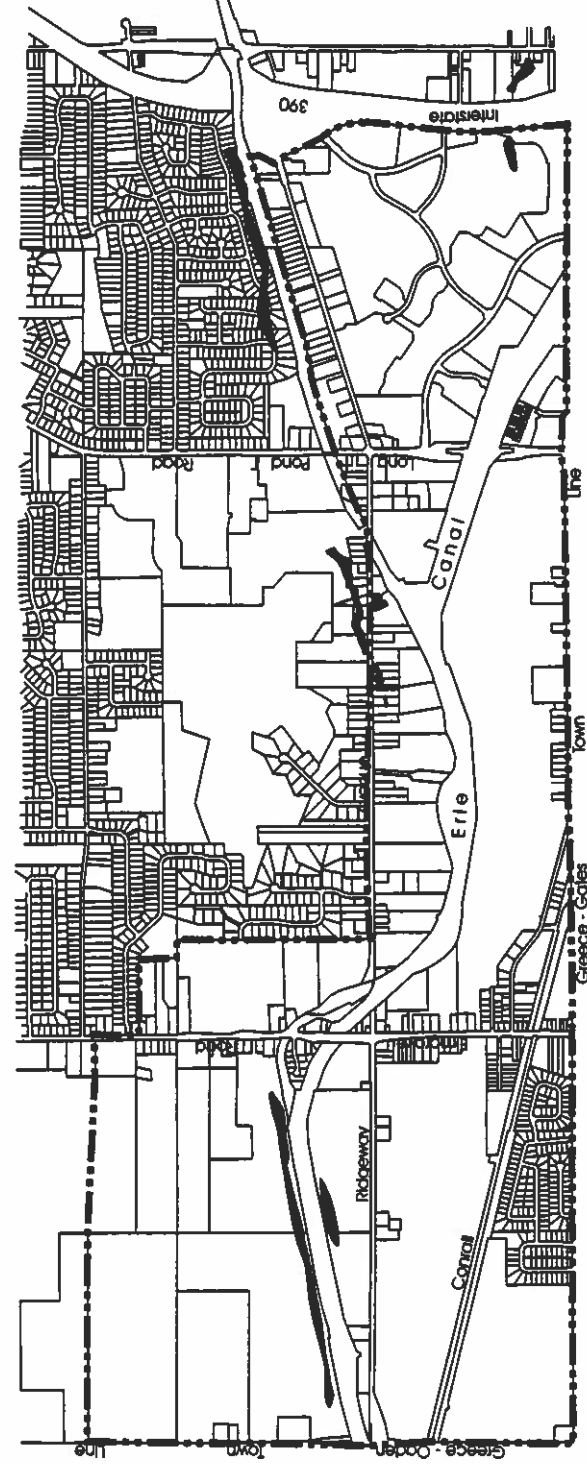
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ERIE CANAL AREA



Legend



Areas With Slopes Greater Than
15%



NORTH

Steep Slopes

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Soil & Geology

Underlying bedrock for the vast majority of the waterfront site is in excess of 6 feet below ground surface. Areas where bedrock is less than 6 feet beneath the surface total less than 5% of the total area of the waterfront.

Four generalized soil groups are distributed throughout the waterfront area base on the limitations they present to development of underground utilities, homesites, streets and parking:

Collamer (CIA, CIB, CmB), Galen (GaA, GaB), Hudson (HuB), Claverack (CkB), Appleton (ApA), Ontario (OnC, OnB), Arkport (ArB), and Hilton (HIA, HIB) soil types. These soils offer few limitations because they have a lower water table and are moderately well drained. They are suitable for manmade use and development in the waterfront area.

Manmade soils (Mb). These areas have already been altered by man. Soil is variable.

Niagra (Ng), Canandaigua (Ca), Rhinebeck (Rb) soil group, EE Eell, (Cv) Cosad, DuD3 (Dunkirk) characterized by seasonal or prolonged high water tables. These are poorly drained soils that offer moderate limitations to manmade use and development.

Freshwater Marsh (Fw), Lake Beach (Lb) soils. These soils are not developable in existing form and would require substantial alteration such as draining and/or filling in order to become usable.

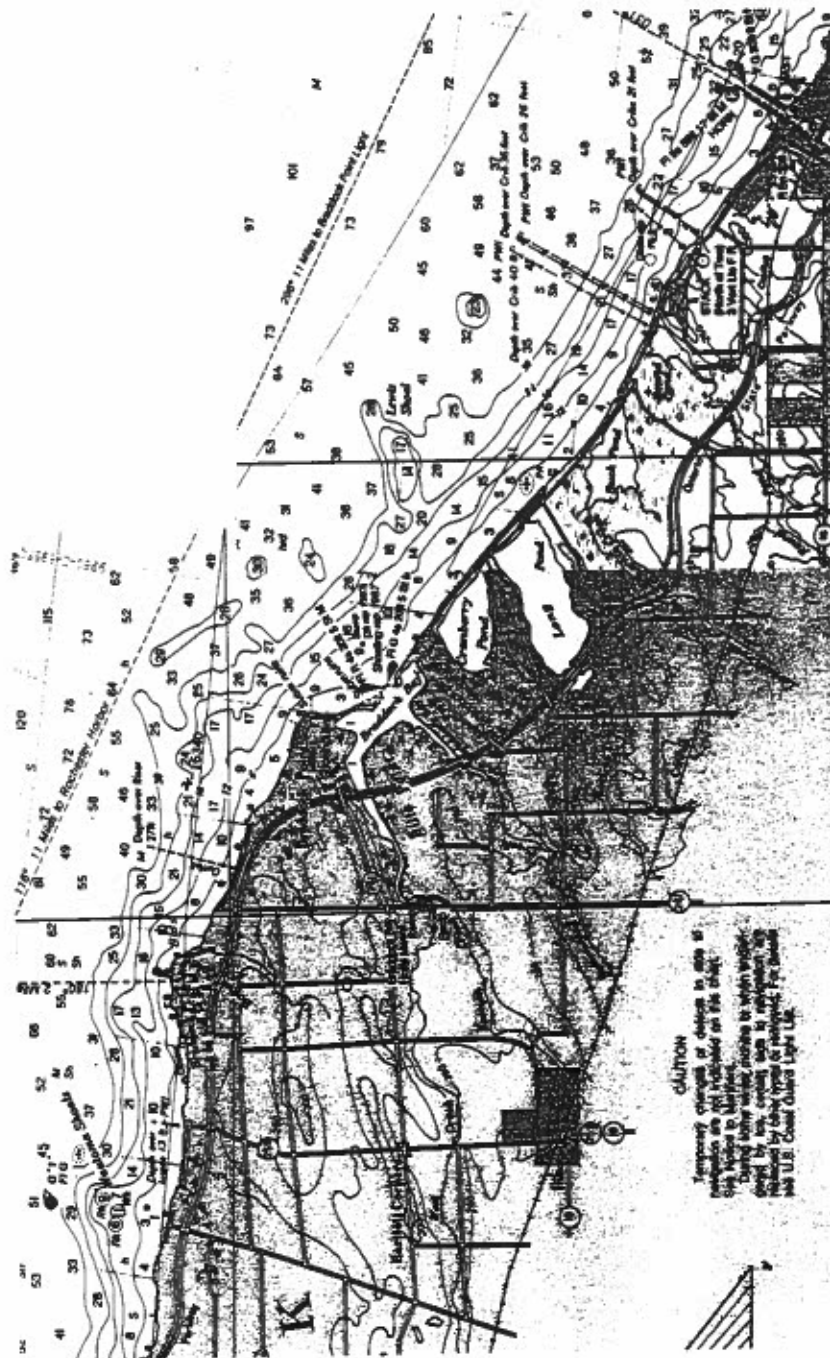
Air Quality

Air quality requirements for the Greece Waterfront Area and for the entire Modeling area of which it is part (including much of Western Monroe County) are being met regularly. The first permit under new regulation for air pollution control was issued to Eastman Kodak Co. in 1984 for some boilers it operates in another part of the Town of Greece. Rochester Gas & Electric Corporation's Russell Station also operates under permit and air quality standards for the entire Modeling area have been within the limits since measurement began. All new industrial or commercial developments must comply with air quality control regulations as enforced by the NYSDEC.

Water Depth

Water depth in the Lake Ontario Focus area vary significantly. The Lake Ontario shoreline has a relatively consistent water depth gradient reaching 8' to 10' within 1,000' of shore and exceeding 20' in depth within 3,000 feet of shore. The Braddock Ponds are generally shallow ponds with maximum depths in the range of 16' to 20'. Channels draining the Ponds into Lake Ontario are generally shallow (2' to 6') and must be maintained for normal recreational navigation.

The Erie Canal was built with a proposed water depth of 12' for the central 75' section. The majority of the Erie Canal segment through the Town of Greece is not regularly maintained and may have had some erosion and silting since its construction.



WATER DEPTH

Greece Local Waterfront Revitalization Plan
Town of Greece, New York

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Water Quality

The abundant water resources of Lake Ontario are an asset to the Town of Greece as well as Monroe County and New York State for tourism, fish and wildlife habitat, contact recreation, municipal and industrial water supplies and wastewater treatment.

Problems do exist in terms of water quality in the Greece Waterfront Area:

- ▶ Sewage discharges into Braddock Bay or streams feeding into it (Salmon and Buttonwood Creeks) may be in excess of what the water is capable of accepting naturally without upsetting the balance of nutrients. Assertions have been made that algae blooms and submergent weed growth have been enlarged as a result of this type of pollution. Long Pond, Buck Pond, and Round Pond apparently suffer the same problem to various degrees. Continuing efforts by the Town of Greece to tie existing homes with septic systems into sanitary sewers as they become available should help to limit this problem.
- ▶ Agricultural run-off such as topsoil and silt, fertilizers, pesticides and other chemicals, and livestock waste material continue to be a problem affecting aquatic plant and animal population densities.
- ▶ The NYSDEC and the Monroe County Health Department regulates the issuance of permits to various entities including businesses, residences and institutions that discharge untreated waters into natural water bodies. Among those that have been issued permits in the Waterfront Area are the following:
 - ▶ Monroe County Water Authority for water treatment backwash into Round Pond.
 - ▶ Russell Station for coal pile leachate drainage into Slater Creek
 - ▶ High Acres landfill
 - ▶ Various homes and restaurants along Larkin, Salmon and Northrup Creeks
- ▶ The Northwest Quadrant Treatment Plant located off of Payne Beach Road is owned by Monroe County and operated under permit from the NYSDEC for discharge levels of various quality characteristics such as B.O.D. (Biological oxygen demand), suspended solids, pH, fecal coliform, phosphates, settleable solids, and other forms of measurement.
- ▶ There are no known hazardous waste sites in the Greece Waterfront Area; however, the Environmental Management Council of Monroe County has identified eight confirmed or possible waste/dumping sites in the area. They are:
 - Site 1: Sludge from Northwest Treatment Plant and fly ash from incinerators: Late 1970s to present.
 - Site 2: Municipal Landfill, 1951-1979: now used for brush, branches and leaves collected in the annual Town-wide Clean-up program.
 - Site 3: Tree and brush dump, 1979 only.
 - Site 46: Fly ash from Russell Power Station, 1951-1975.
 - Site 47: Unknown, 1961.
 - Site 48: Unknown, 1961.
 - Site 51: Construction and demolition debris, 1970-1979.
 - Site 52: Unknown, 1951.

Infrastructure

Streets and Highways

The Town of Greece contains highways and streets that are classified in a number of ways to facilitate the issues of maintenance and funding for capital improvement projects. Three highways contain a National Highway designation: I-390, Ridge Road (SR-104) and the Lake Ontario State Parkway (from I-390 to Lake Avenue). These and the roads / streets discussed in the next paragraph are those that are eligible for Federal Aid for reconstruction or widening. The remaining roads / streets would rely on purely local (County, Town etc.) funding.

All roads that are classified as Federal Aid Roads are classified according to function. These categories range from Interstate Highways to Collector Streets. In general, access opportunities are low and traffic volumes are high for Interstates. At the opposite end of the scale, access opportunities are high and traffic volumes *should* be low for collector streets..

The following table lists Federal Aid Roads by classification and the number of lanes:

Table: - Functional Classification (Federal Aid Roads)	
<i>Urban Principal Arterial Expressways</i>	
▶ Lake Ontario State Parkway (4 lanes)	
▶ I - 390 (3-4 lanes north of Vintage Lane)	
<i>Principal Arterial Streets</i>	
▶ SR 104 (3 to 4 lanes west of 390, 5 lanes -east of 390)	
<i>Minor Arterials</i>	
▶ Manitou Beach Road (2 lanes)	
▶ Frisbee Hill Road., East Manitou Rd.(2 lanes)	
▶ Latta Road (2 lanes)	
▶ Mill Rd. (2 lanes), Vintage Lane (3 - 4 lanes), Dorsey Rd. (2 lanes)	
▶ Maiden Lane (east of Long Pond) (2 - lanes)	
▶ Ridgeway Ave. (2,3,4 lanes)	
▶ Manitou Road (2 - lanes)	
▶ Long Pond Road (2,3,4 lanes)	
▶ Lee. Rd. / Latona Rd. / Fetzner Rd. (2,3,4 lanes)	

▶ Stone Rd. (2 lanes)
▶ Dewey Avenue (South of Latta Road) (3,4 lanes)
<i>Collectors</i>
▶ North Greece Road (2 lanes)
▶ North Ave. (2 lanes)
▶ James Rd. (2 lanes)
▶ Island Cottage Rd. (2 lanes)
▶ Dewey Ave. (North of Latta Road) (2,3,4 lanes)
▶ Beach Avenue (2 lanes)
▶ Peck Road (2 lanes)
▶ English Road (2,3,4 lanes)
▶ Maiden Lane (west of Long Pond) (2 lanes)

Active Railroads

One active railroad now serves the Town of Greece. This railroad enters from the City of Rochester in the Charlotte Area. The current primary use of this line is the delivery of coal to Russell Station. This route has been acquired by CSX Corporation (CSX) and Norfolk Southern (NS) from Conrail. This route is a Class I route meaning that it has an annual revenue of greater than \$ 250 million. Class II carriers have revenues between \$ 20 million and \$ 250 million. Class III carriers include most of the short line railroads in the area.

Abandoned Railroad Rights of Way

The primary abandoned ROW in the Town of Greece is the former New York Central Hojack Line that extends from the active rail lines to Russell Station to the west through the neighboring Towns of Parma and Hamlin. Some portions of this Row are reputedly owned by RG&E and may include use for power lines.

A second abandoned ROW extends north from the active spur line that terminates just below Stone Road. This abandoned northern spur extends across the Lake Ontario State Parkway on a bridge that may soon be removed as part of the Stutson Street Bridge Project. This bridge is scheduled to be removed unless maintenance is formerly taken over by some entity. The potential uses of the bridge include a trail or roadway.

A number of tracks exist along side the rail lines that lead to Russell Station. These tracks (approximately 4) were in use when rail was fully active at the Port Area. Some of these rails are not used and others are only infrequently used to store coal cars. The potential reuse of the land now covered by 2 to 3 of these tracks as a new connector road was discussed in the Rochester Local Waterfront Revitalization Program Update recently completed by the City of Rochester. This connector road would allow vehicles to enter and exit from the Port of Rochester area without using Lake Avenue. The connection would then be made to Greenleaf Blvd which has a ramp connection to the Lake Ontario State Parkway.

Public Bus System

The Town of Greece is presently served by a number of bus routes. The primary routes serving waterfront areas include Route numbers 1, 10, 14, and 15. Route 1 only travels as far west as Island Cottage Road and therefore the western half of the waterfront area is not served by buses. Due to the fact that parking is unavailable or at a premium in the waterfront areas, alternatives such as buses or local shuttle buses need to be evaluated.

Route number 96 is a park and ride bus route that extends through N. Greece / Parma / Hilton / Hamlin and Clarkson. The Parking lots for this route within the Town of Greece is located at Ridgemont Plaza.

Existing Parking

Major Shopping Plazas comprise the bulk of the available land area that is designated as parking lot. These areas are privately owned and maintained and are intended (with few exceptions) for the use of patrons.

Parking for the general public is located at public parks and along some streets. Public parking along the waterfront areas is limited. At this time, the following areas offer limited parking for the use by non residents:

- ▶ Braddock Bay State Park (paved parking lots). A portion of this parking is used for the marina.
- ▶ Small parking area (16 spaces) near the northeast corner of Cranberry Pond. This parking area is paved and is located next to a pump station.
- ▶ An extra wide gravel shoulder area along Edgemere Drive along Long Pond. This is one of the few areas along Edgemere Drive that is not signed as "No Parking Allowed."
- ▶ Channel Park near the intersection of Long Pond Road and Edgemere.
- ▶ A small gravel area on the south east bank near the outlet of Buck Pond. The area is not curbed or protected with guard rail.
- ▶ Edgemere Drive along Round Pond has been widened to provide shoulders and some limited parking.
- ▶ A paved parking lot at the mouth of Slater Creek provides approximately (**) spaces. This fishing spot is very popular due to the warm water discharge from Russell Station.

Even with these parking, many fishermen park illegally along Edgemere Drive in order that they can be located to their fishing spots. The hazard is that most of the remaining shoulders in the area are very narrow and the possibility of a pedestrian getting hit is high.

Possible locations for additional parking include:

- ▶ Enlarging the parking area at Slater Creek and providing a shuttle bus service to drop off fishermen at various locations.
- ▶ The Town could acquire one or two vacant parcels that are for sale along Round Pond.
- ▶ The land including the former Island Cottage Hotel could be acquired for use.
- ▶ A short (1000 ') loop of road on the east side of Island Cottage Road could be widened to provide parking spaces. This area a sign labeling it as Lake Plains Water Fowl Association.
- ▶ The shoulders on Edgemere Drive along Buck Pond could be widened to allow parking. Some utility poles would have to be moved and possibly guardrail to provide added width.
- ▶ A parcel with a former small convenience store at the intersection of Long Pond Road and Edgemere Drive could be acquired for use.
- ▶ Edgemere Drive could be widened along Cranberry Pond to provide parking. The ROW appears to be located approx. 15' to the northeast of the existing edge of pavement.
- ▶ The existing parking areas at Braddock's Bay State Park could be modified and enlarged to provide shuttle service to various areas.

Existing On Street Bicycle Routes and On-Street Bike Routes

On - Street Bicycle Routes

- ▶ The Seaway Trail Bicycle Route is now designated for the shoulder area of the Lake Ontario State Parkway. At least Two bicycle fatalities have occurred within the last 10 years as a result of being struck while riding along the shoulders on this highway. The speed limit is posted for 55 mph, however many cars travel at a greater rate of speed along this roadway.

Multi - Use Trails

- ▶ Route 390 Trail - Greece
- ▶ Erie Canal Heritage Trail

Future Transportation Projects Being Considered:

New York State Department of Transportation	
Project Location	Target Construction Date
I-390 (South of 104)	to be determined based on funding
Ridge Road (SR 104) (Manitou Road to City Line)	to be determined based on funding
Monroe County Capital Improvement Program	
Project Location	Target Construction Date
Lowden Point Road Bridge / Cranberry Pond Outlet	2001
North Greece Rd. Bridge	2003
Long Pond Road (Section 5) - Larkin Creek / LOSP	2003
North Greece Rd. Bridge / Larkin Creek	2004
Mill Road (Section 1) - Long Pond / North Ave	2005
Town of Greece Capital Improvement Program	
Project Location	Target Construction Date
Janes Rd. - Entire Length (ISTEA)	2001, 2002
Ling Road (including drainage)	2002
Stone Road (Lynette to City)	2000, 2001
Additional misc. road improvements are part of the Town of Greece Long Range plan.	

Water System

The water distribution system in the Town is owned and operated by the Monroe County Water Authority. The water is obtained from Lake Ontario and is treated at the Shoremont Water Treatment Facility located north of the Lake Ontario State Parkway near Dewey Avenue.

The water pressure appears to be generally adequate in the service areas.

Sanitary Sewer System

The Town of Greece owns and maintains most of the collector sewers in the Town. These collectors feed large interceptor sewers (and forcemains) which carry the flows to the sanitary treatment plant located north of Manitou Beach Road in the northwestern corner of the Town. The interceptors and treatment facility are owned and operated by Monroe County and are part of the Northwest Quadrant Pure Waters District.

The two major interceptors which serve the Town are called the East-West Interceptor and the North-South Interceptor. The East-West Interceptor begins near Latta Road, east of Dewey Avenue at a pump station. The forcemain and remaining portions of the interceptor generally follows the Lake Ontario State Parkway west.

The majority of the developed areas in the Town is are sewerred. Most of the non developed areas are up-gradient of existing sewer mains and could be connected to existing sewers when a new development is constructed. Two areas are already developed and are down-gradient of any existing sewers. A Facility Plan prepared by Seelye, Stevenson Value and Knecht, Inc. in 1976 included preliminary design of a combination pumpstation / forcemain / gravity sewer system to serve the Manitou Beach and Salmon Creek areas. At the present time, the homes in this area are served by septic systems. Given the fact that many of the homes are located along the northern edge of the environmentally sensitive Braddocks Bay Area, a more detailed design and ultimate placement of sanitary sewers is strongly warranted.

Demographics & Housing

Population

Historically, the period of greatest population growth in the Town of Greece was from 1960 to 1970, when the town grew 54.4% from 48,670 in 1960 to 75,136 in 1970 (see Table *). Between 1970 and 1980, Greece grew 8.3% to a population of 81,367. In 1990, the town had a population of 90,106, and a growth rate of 10.7%, according to US Census data. By comparison, the growth rate in Monroe County between 1980 and 1990 was 1.7%. The 1996 estimated population for the Town of Greece is 95,200.

Town of Greece Population Changes

Year	Population	Percent Change	% Change/Year
1960	48,670	---	---
1970	75,136	54.4%	5.4%
1980	81,367	8.3%	0.8%
1990	90,106	10.7%	1.1%
1996 (est)	95,200	5.7%	1.0%

Household size is declining in Greece, as it is in the nation as a whole. In 1970, average household size in the town was 3.38 persons. It declined to 2.79 in 1980 and to 2.66 in 1990 (U.S. Census). At the same time, the number of housing units in the town increased from 29,531 in 1980 to 34,633 in 1990, an increase of 17.3%. This data reflects a trend toward fewer children per family and more independent households. Also mirroring national trends, age distribution is changing in Greece. The most striking aspect of this trend is the expected growth among those 65 and older. This group formed 9% of the population of Greece in 1980, and 12.7% in 1990. It was estimated that this age group would constitute 13.2% of the town's population in 1984 (National Planning Data Corp.). This trend is expected to impact future housing development to meet the growing needs of this segment of the population.

Household Income

Average household income in Greece in 1989 was estimated to be \$42,282. This is considerably higher than the NYS average of \$38,791, and also higher than the Monroe County Average of \$40,722.

Sixty percent of Greece households had incomes over \$35,000, as compared to only 52% of Monroe County households and 44% of NYS households. Over 50% of the households in Greece had incomes between \$35,000 and \$74,999 in 1989. This is also a higher percentage than for comparable groups in Monroe County or the state as a whole, which had 41% and 33% in these income ranges, respectively.

Personal and Family Incomes

Median family income for the Town of Greece was \$45,391 in 1989, according to the 1990 Census. Per capita income in Greece was \$16,525.

Historically, the Rochester region has had higher average per capita and family incomes than the U.S. as a whole. The gap is narrowing, however, and it is estimated that the region's 1970 edge of 13% in per capita income decreased to 11% in 1975 and continued to decrease to 7% in 1984.

The region's growth in per capita income is expected to continue to slow: over the past 15 years, it grew at a 1.4% annual rate, and the projection for the period from 1985 to 2000 is for yearly growth to average 1.3%. This compares to a projection of 1.6% growth per year for the nation as a whole. By the year 2000, it is predicted that the five county Rochester region per capita income will be \$17,434, slightly less than the \$17,641 predicted for the U.S. as a whole. It is expected that per capita income in Monroe County, however, will still be higher than in the U.S., at \$18,639.

Family income is rising at higher rate than per capita income. Regional growth in family income varied from 5.5% of 5.7% annually between 1979 and 1986. When adjusted for inflation, family income remained virtually unchanged during this period, although this should be viewed in the context of the decline in family size. Declines in the rate of income growth are attributed to the shift from manufacturing to service employment, and this is a trend which is expected to continue.

Younger families (those with heads between 15 and 34) and families whose heads are 55-64 have been experiencing below average growth in income. This may be attributable to a large proportion of younger workers being employed in the service and trade sectors and the national phenomenon of early retirement among those in the 55-64 year old age group.

Housing Units and Tenure

According to the 1990 Census, a total of 33,572 housing units existed in the Town of Greece in 1990. Older existing houses in Greece tend to be small and on small lots in the older, eastern sections of the town; newer houses tend to be larger in size, on larger lots, in the middle and western sections of the town.

The greatest growth in housing units in Greece occurred between 1960 and 1970 with an increase of 65% over the period. Between 1970 and 1980, the number of housing units increased 30%, and between 1980 and 1989, they increased another 18%.

While the City of Rochester has consistently had about half owners and half renters, Greece and the county as a whole have had considerably more owners. The percentage ownership in Greece was highest in 1960, when 89.3% of the housing units in the town were owner-occupied. Between 1960 and 1980, a tremendous number of apartment units were built in the town so that by 1980 only 71% of the housing units were owner-occupied.

Since 1980, over 95% of the housing units constructed in Greece have been single-family homes. According to the 1990 Census, 73.4% of the housing units were owner-occupied in 1990.

Number and Value of Housing Units

Housing Units	Town of Greece		Monroe County	
	Number	Percentage	Number	Percentage
Total	34,633	100.0%	285,524	100.0%
Owner Occupied	25,412	73.4%	176,927	62.0%
Rental	8,160	23.6%	95,017	33.3%
Value				
< \$50,000	357	1.5%	7,867	5.1%
\$50,000 - \$99,999	14,367	60.1%	89,905	57.8%
\$100,000 - \$149,000	7,067	30.0%	38,566	24.8%
\$150,000 - \$199,999	1,491	6.2%	11,221	7.2%
\$200,000 - \$299,999	490	2.1%	5,764	3.7%
\$300,000 >	115	0.05%	2,102	1.4%
Lower quartile	\$ 77,500	---	\$ 72,200	---
Median	\$ 92,900	---	\$ 90,700	---
Upper quartile	\$116,800	---	\$119,200	---

* Notes: Percentages of owner-occupied and rental housing units do not add up to 100%, due to vacant units. Values shown are based on owner-occupied units only.

The Single-Family Housing Market

About 2,300 houses have been sold in Greece over the past several years. During this time, the number of new homes constructed each year has varied from 544 (1987) to 368 (1989) to 285 (1991).

Greece residents are very loyal when it comes to relocating. Records in the Town Assessing Department indicate that many of the houses old in Greece are purchased by families already living in town (a positive indication of resident satisfaction). Most of the larger, newer houses are sold to families who are "upgrading" and wish more space. Smaller, existing houses are often sold to young couples and "starter" families from Greece or from the City of Rochester.

House prices in the town in 1989 ranged from an average of \$90,100 for existing houses to an average of \$150,000 for new houses. Greece has historically had the highest number of new housing starts per year in Monroe County, accounting for an average of 18% to 19% from 1986 to 1995. However, in 1996, housing starts in Greece represented less than 15% of the activity in the County.

Prices in Greece more than doubled from 1978 to 1988. This is slightly less than in all the municipalities in Monroe County, but more than the 75% increase for the U.S. as a whole. At \$90,103 in 1989, the average existing home in Greece is more affordable compared to the average home in all towns in Monroe County (\$106,971), and more expensive compared to the average home in the City of Rochester (\$63,757).

According to the Rochester Home Builders Association, new house prices in Greece have been going up steadily. While houses are still more affordable in Greece than in the traditionally more expensive suburbs to the east of Rochester, that gap is narrowing over time.

Housing Affordability

According to the National Association of Realtors, buyers in 1989 could afford to purchase houses which cost 2.92 times their annual income. At that ration, the average existing house in Greece selling at \$90,100 requires an annual income of \$30,634. The average new house, at \$150,000, requires a yearly income of \$51,000.

The average household in Greece, with an income of \$42,282, can afford to pay \$123,463 for a house. This level of annual income would easily allow for the purchase of the average existing house in Greece, or alternatively, a relatively small new house. The average new house, at \$150,000 could be purchased by over one-third of the households in Greece (those with incomes over \$51,000).

Business Opportunities & Market Needs

In this section economic conditions and trends in Greece and the region as a whole are discussed. Data from the 1992 Economic Census is presented where available for the Town of Greece.

Other business statistics, not available at the town level, are based on 1989 information for zip codes 14606, 14612, 14615, 14616, and 14626 which include all of Greece except for the relatively undeveloped sections in the northwest (roughly west of Flynn Road and north of Mill Road). Zip codes 14606 and 14615 also include portions of the City of Rochester, roughly south to Lyell Avenue, east to the Genesee River, and north to the Holy Sepulcher Cemetery. Since these zip codes include Kodak Park and the Kodak Distribution Center in Greece, it was judged particularly important to include them in any discussion of business in Greece.

Economic Base

There were over two thousand businesses in Greece in 1989. Almost one-quarter of them were manufacturing/industrial. Another 20% were in retail trade. This data reflects two important factors in the economy of the Town of Greece - Eastman Kodak and the heavy concentrations of shopping centers. The percentage of people employed in manufacturing/industrial and commercial workplaces was much higher in Greece than in Monroe County as a whole, and New York State, as shown below:

Percent of Workforce (1989)		
	Manufacturing/Industrial	Commercial
Town of Greece	57%	29%
Monroe County	42%	23%
New York State	29%	26%

Total annual payroll in Greece was over \$1.36 billion in 1989. Average payroll per employee was \$25,479. This is higher than payroll per employee in Monroe County as a whole (\$24,907) but lower than the NYS average (\$26,139).

Retail Sales

Annual retail sales in Greece are estimated at almost one billion dollars (\$977,7871,000) for 1989. Of these, 32% were made in "GAF" stores (those specializing in the type of merchandise stores, apparel and accessory stores, home furnishings and equipment stores, and miscellaneous specialty shopping goods stores). Forty percent of retail sales in Greece were made in durable goods stores, (building materials, motor homes, automotive dealers, furniture, home furnishings and equipment, and other durable goods, including books, jewelry, sporting goods, photo equipment and luggage).

As a comparison, GAF stores made up 26% of all sales by dollar volume in Monroe County and 28% in New York State. Greece, at 32%, reflects the greater concentration of department-type stores. Durable goods sales are proportionately higher in Greece (40%) than in the state (35%), but lower than in the county as a whole (42%).

Labor Force

Like most of the nation, the Rochester region experienced a surge in population with the baby boom which followed World War II (1945 - 1965). Economically the region continued to grow between 1960 and 1970 due to a surge in the number of jobs available which brought about unprecedented in-migration. Between 1970 and 1985, employment grew further because the baby boom population reached working age and also because increased numbers of women joined the labor force.

The 1985-1990 period saw continued regional labor force growth as the tail end of the baby boom entered the labor force. After 1990, however, the "baby bust" generation, born in 1970's will begin their working lives, causing continued growth in employment to depend upon an increase in migration from elsewhere and/or an increase in labor force participation rates (among senior citizens, for example).

Employment

The work force in the Town of Greece is traditionally defined as being either white collar or blue collar. White collar workers are those who are salaried and work in professional and clerical type activities (i.e., office management). Blue collar workers are those who are generally hourly wage earners and work in production oriented activities (i.e., manufacturing).

Employment in Greece in 1989 was approximately half white collar and half blue collar (49.7% and 49.6%, respectively). This contrasts to Monroe County and New York State as a whole, both of which, at 60%, have a larger proportion of white collar workers.

The Rochester region, like the nation as a whole, is experiencing a shift in employment from manufacturing to service-related businesses. Among the implications of this trend is less longevity for individuals within jobs as manufacturers hire fewer permanent full-time workers and rely instead on temporary, contract and part-time employees.

The following regional trends in employment through the year 2000 are predicted by the Center for Governmental Research.

- ▶ Employment growth in 1990-1995 will accelerate from the 1985-1990 pace of 3,500 jobs per year to 4,200 jobs/year and in 1995-2000 to 4,700 jobs/year.
- ▶ Employment growth will be confined to non-manufacturing businesses. Service employment will experience the highest growth.

3

Waterfront Concept

- ▶ *Land Use & Zoning*
- ▶ *Water Surface Use & Harbor Management*
- ▶ *Preservation & Conservation*
- ▶ *Public Access, Recreation & Education*
- ▶ *Circulation, Mobility & Transportation*
- ▶ *Economic Development*

Land Use & Zoning

The land use concept for the Greece waterfront areas focus on environmental protection with responsible development and enhanced recreational areas (see Figures). Development opportunities in the coastal waterfront area (Lake Ontario) are limited to infill and rehabilitation development. The coastal waterfront area is a unique environmental treasure consisting of hundreds of acres of wetlands and rare and endangered animal and aquatic life. The concept aims at protecting environmentally sensitive areas from inappropriate development, enhancing and expanding recreational opportunities and creating a livable community which protects private properties.

The inland waterfront area (Erie Canal) has development opportunities that do not exist within the coastal waterfront area. The *New York State Canal Recreationways Plan*, the *Regional Erie Canal Corridor Plan* and the *Greece Erie Canal Plan* all recommend a land use strategy along the Erie Canal that preserves the Canal's most valuable assets, its open space and cultural remnants, while identifying key locations to develop lively and active visitor and user support centers.

Land Use Concepts

General approaches to establishing land use and policy recommendations were determined early in the waterfront planning process to create a framework for recommendations. The land use concepts included the following general categories, special projects and implementation tools.

Land Use Categories

- ▶ Critical Environmental Areas
- ▶ Conservation & Passive Recreation Lands
- ▶ Parks & Active Recreation
- ▶ Neighborhoods/Housing
- ▶ Commercial/Retail
- ▶ Mixed Use
- ▶ Business/Industry

Special Projects

- ▶ Edge Definition, Gateways & Signage
- ▶ Neighborhood Centers
- ▶ Public Access/Recreational Improvements
- ▶ Tourism Infrastructure
- ▶ Circulation Infrastructure

Implementation Tools

- ▶ Master Plan Updates
- ▶ Zoning Ordinance
- ▶ Overlay Protection Zones
- ▶ Design Districts
- ▶ Incentive Programs

Water Surface Use & Harbor Management

The Greece waterfronts are active recreational destinations for both residents and visitors. Activities such as canoeing, kayaking, fishing, wind surfing, jet skiing and boating are all water dependent recreational activities that take place in the Greece waterfront areas. Water surface use and harbor management regulations will help protect environmentally sensitive land and waterways, will help reduce or eliminate conflicting water related recreational activities and will help guide capital improvements.

Water Surface Use Concepts (See attached Land & Water Use Concept Map)

Water surface use concepts were developed to guide policy and project recommendations. The following general water use categories, projects and implementation tools were identified.

Water Surface Use Categories

- Critical Environmental Areas
- Conservation & Passive Recreation
- Navigation Channels and Fairways
- Boat Storage & Docking (Wet & Dry)
- Special Anchorage Areas
- Active Recreational Use
- Commercial/Retail/Industrial Use

Special Projects

- Navigation Aids
- Maintenance Dredging
- Breakwalls & Structural Protections
- Public Docks
- Public Access Sites

Implementation Tools

- Master Plan Update
- Zoning Ordinance
- Harbor Management Plan
- Docking Ordinance
- Dredging Plan

Preservation & Conservation

The Greece waterfront areas consist of environmentally sensitive land and waterways that require a high level of protection, in particular the coastal waterfront area (Lake Ontario area). Preservation and conservation is and will continue to be critical to the health and, ultimately, the survival of the habitats in the waterfront area. In 1982 the Braddock Bay Fish and Wildlife Management Area (BBFWMA) was created to assure that the valuable wetlands are effectively and efficiently managed and developed (Carroll 1980). The management area consists of 2500 acres and the plan is updated every five years. As part of the waterfront concept the Braddock Ponds Natural Heritage Area or “no new growth area” is proposed. The Braddock Ponds Natural Heritage Area is consistent with much of the Braddock Bay Fish and Wildlife Management Area and is aimed at protecting environmentally sensitive land from direct adverse effects of development. A conceptual approach to environmental conservation was identified to include the following elements.

Braddock Ponds Natural Heritage Area

- “No New Growth” Area
- Interpretation, Recreation & Visitor Improvements
- High Level Preservation/Protection Techniques

Conservation Strategy

- Identification of Conservation Corridors
- Open Space Plan (Perinton Model)

Scenic Resource Protection

- Seaway Trail Design Standards
- Erie Canal Design Standards
- Erie Canal Scenic Byway Design Standards
- Identification, Protection & Enhancement of Critical Scenic Resources

Property/Easement Acquisition Plan

- Braddock Bay West Spit
- Berger Property
- Kodak KPY/KPV Property (conservation portion)
- Talco Property/Manitou Road
- Dugan Property (conservation/recreation portion)

Public Access, Recreation & Education

The Greece waterfront areas have become popular recreation destinations. However, because of dense development, mostly residential, and environmental sensitivity public access to the waterfront is limited. As mentioned above, the waterfront areas include recreational activities such as walking, boating, in-line skating, canoeing, kayaking, fishing, wind surfing, jet skiing and boating. To accommodate both current and future recreational activities with the least impact on local residents and the environmental, significant planning efforts must be made to identify focused opportunities for recreational facilities in the waterfront areas. Previous planning documents summarized in Chapter 2: Inventory & Analysis, identified several opportunities for parks and trails in the waterfront areas. This waterfront concept builds on the opportunities from those plans as well as identifies new opportunities which specifically address the Greece waterfronts, including the following general elements.

Multi-Use Trail System & Trail Heads

- Seaway Trail & Alternates
- Erie Canal Recreationway Trail & Alternates
- I-390 Trail
- Salmon Creek Trail
- Hojack Trail

Fishing Access (landside)

- Russell Station
- Edgemere Drive
- Long Pond Pier
- Braddock's Bay Pier
- Junction Lock
- Greece Canal Park

Marinas & Boat Launches

- Braddock's Bay Marina & Boat Launch
- Long Pond Marine & Boat Launch
- Manitou Beach House Marina
- Braddock's Bay Hotel Marina
- Smuggler's Marina & Boat Launch
- Allen's Canalside Marina & Boat Launch
- Greece Canal Park Boat Launch
- Canal Ponds Marina & Hand-Carry Boat Launch
- Henpeck Park Hand-Carry Boat Launch

Active Recreation Sites

- Braddock's Bay Park
- Manitou Beach
- Long Pond Community Boating Center
- Erie Canal Community Boathouse
- Greece Canal Park
- Canal Ponds Park
- Junction Lock

Passive Recreation Sites

- Beatty Point
- Erie Canal South Natural Area

Education/Interpretation

- Seaway Trail Multi-Purpose Access Centers
- Hawk Tower
- Braddock's Nature Center
- Nature Retreat
- Erie Canal Visitors Center
- Junction Lock Historic Site

Implementation Techniques

- Willing Seller Program
- Easement Program

Acquisition/Easement Properties

- Long Pond Convenience Store Site

Circulation, Mobility & Transportation

Circulation and transportation within the Greece waterfront areas is generally good. Pedestrian circulation and public parking in both the coastal waterfront area (Lake Ontario area) and the inland waterfront area (Erie Canal area) can be improved by creating pedestrian streetscapes where possible, multi-use trail connections, and providing small public parking areas near public destinations. The extension of Lexington Avenue and additional multi-use trail connections will provide pedestrian, visual and vehicular access to new development in the inland waterfront area (Erie Canal area). Opportunities exist to improve commercial access and identify new public transportation systems. The following concepts for circulation improvements support land use, water use, conservation, economic development and recreational concepts.

- ▶ Lake Ontario State Parkway/Seaway Trail & Alternates
- ▶ Pedestrian Streetscapes
- ▶ Access to Business Development Lands
- ▶ Lexington Avenue Extension
- ▶ Erie Canal Scenic Byway & Alternates
- ▶ Erie Canal Pedestrian Bridges
- ▶ Water Based & Land Based Shuttles & Tours

Economic Development

The Greece waterfront areas are destinations that currently attract visitors from primarily Monroe and other nearby counties. However, the Town of Greece has a unique opportunity to make its waterfronts larger regional destinations by building on assets that already exist. The Lake Ontario State Parkway and the Seaway Trail, Lake Ontario, Erie Canal, and the unique natural environment within the Braddock Bay Fish and Wildlife Management Area are examples of opportunities to build on. With the tremendous state and federal support of the Erie Canal and the activities taking place in other regional waterfronts, the Town of Greece, with marketing and appropriate infrastructure, can establish a niche that attracts new business and visitors. Two major areas of economic development exist within the town, the development of traditional business and industry (perhaps waterfront enhanced or dependent) and tourism (perhaps with a heritage focus in the Erie Canal corridor and an eco-tourism focus at the Lake Ontario waterfront).

Business & Industry

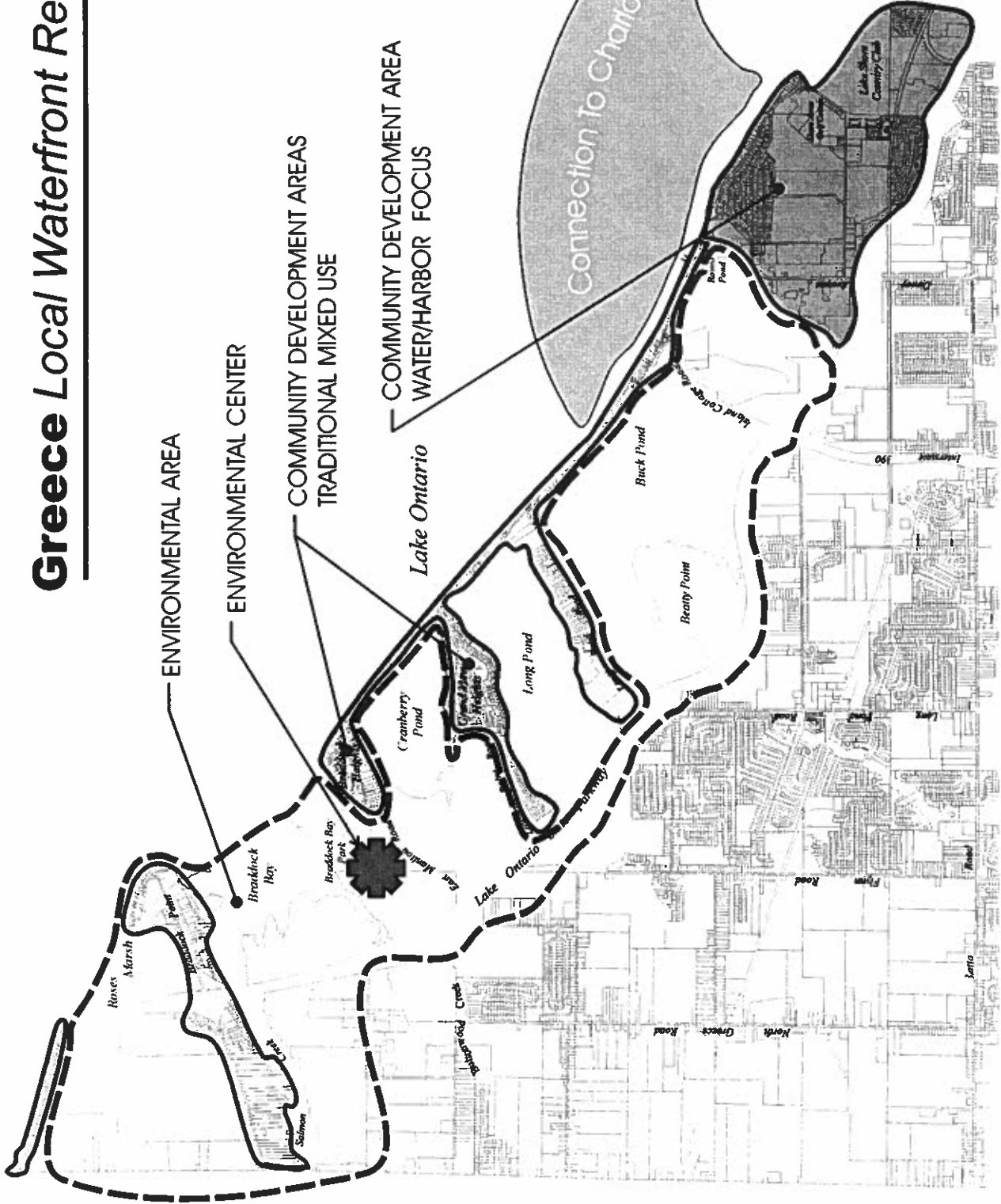
- ▶ Land Banking
- ▶ Mixed Use Approaches
- ▶ Infrastructure Improvements

Tourism

- ▶ Regional Approach
- ▶ Theme/Identity/Niche/Destinations/Packaging
 - ▶ Eco-tourism
 - ▶ Heritage Tourism
 - ▶ Recreational Tourism
- ▶ Infrastructure (Food, services & lodging)
- ▶ Establishing Strong Destinations
- ▶ Packaging

Greece Local Waterfront Revitalization Program

LAKE ONTARIO AREA



CONCEPTS

BRADDOCK PONDS ENVIRONMENTAL AREA
 Stop Growth/Design Standards
 Balanced Recreation
 Major Theme

NATIONAL HAWK & BIRDING CENTER
 Protection of Habitat
 Eco-tourism Destination

LIVABLE COMMUNITIES
 Neighborhood Enhancement/Centers
 Recreational Opportunities
 Protect Private Properties & Rights

BUSINESS DEVELOPMENT
 Visitor Industry
 Enhanced Business/Industrial Area



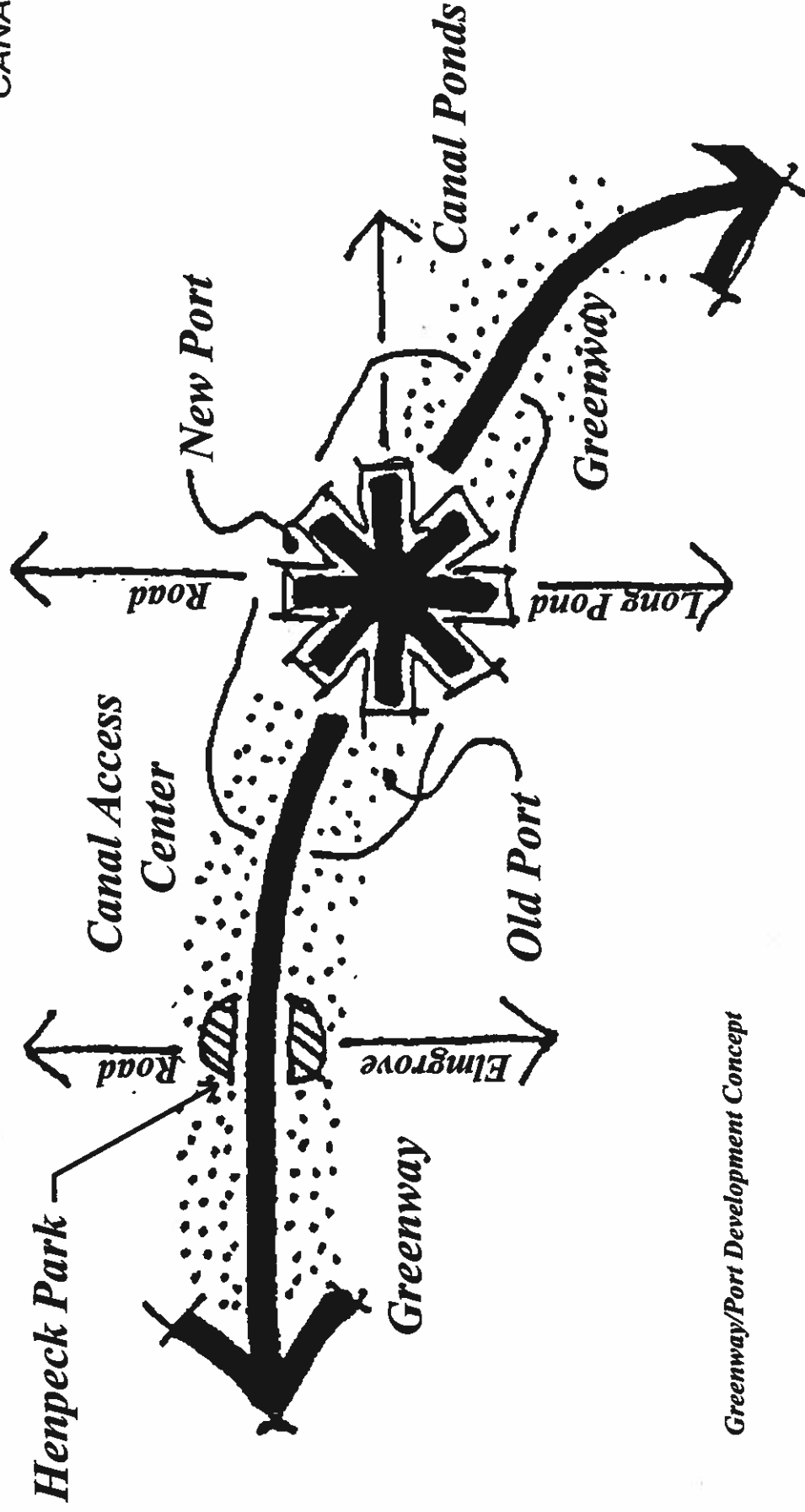
Conceptual Framework

Greece Local Waterfront Revitalization Plan
 Town of Greece, New York

Prepared by: THE CAVENDISH PARTNERSHIP TEAM

LWRP
Greece Local Waterfront Revitalization Program

CANAL AREA



Greenway/Port Development Concept



Conceptual Framework

Greece Local Waterfront Revitalization Plan
 Town of Greece, New York

Prepared by: THE CAVENISH PARTNERSHIP TEAM

4

Waterfront Revitalization Policies

Policies

Policy 1: Restore, revitalize, and redevelop deteriorated and under-utilized waterfront areas of commercial, industrial, cultural, recreational and other compatible uses.

✓ **Policy 1.A:** Insure the zoning ordinance addresses specific guidelines concerning the scale, design compatibility, density and intensity of use of revitalization and redevelopment efforts in the Waterfront Area. Create overlay districts to include these development guidelines and to protect sensitive environmental resources.

Policy 1.B: Encourage redevelopment and/or expansion of sites suitable for recreation:

- ▶ The outlet area of Slater Creek
- ▶ The north and south sides of Salmon Creek (trails)
- ▶ The roads and trails to Buck Pond (trails)

Policy 1.C: Encourage the restoration and/or redevelopment of deteriorated residential and commercial properties along the Town of Greece waterfront as identified in the Inventory and Analysis.

1. Island Cottage Hotel
2. Lakefront Deli & Pizzeria
3. Odenbach Building

Policy 1.D: Protect existing residential areas and encourage infill residential development that meets certain criteria (see Policy 1A) in areas identified as residential on the Land Use Concept maps.

EXPLANATION OF POLICY

The revitalization of under-utilized or deteriorated waterfront areas in the Town of Greece is critical to ensure an attractive, cohesive waterfront area that is visitor-friendly and economically sound. The development or revitalization of waterfront areas must be carefully planned and regulated to protect the significant human and natural resources which exist in the waterfront area.

Much of the Town of Greece Waterfront Area is residential, recreational and open space. Along the Lake Ontario shoreline, supporting commercial land uses such as marinas and restaurants rely on the primary use for their existence. Smaller commercial uses in the Erie Canal area (Long Pond Road) are not dependent or focused on the Canal, although the planned office complex in this area (Canal Ponds) is a more Canal-oriented development.

Broad parameters concerning the development of the Town of Greece Waterfront include:

1. Mixed-use areas, including commercial and industrial development, will be provided for in overlay districts and planned unit development areas added to the Town of Greece zoning ordinance, particularly along the Erie Canal.
2. Commercial or industrial expansion must not impact negatively on the viable and stable residential areas or the sensitive environmental areas within the two waterfront planning areas.
3. Development, redevelopment and/or expansion of commercial use should be of a water related nature wherever possible.
4. Industrial uses will be prohibited on the shoreline.
5. Recreational uses and open space will be encouraged wherever compatible and possible.

Specific guidelines designed to implement redevelopment and revitalization efforts in the Town of Greece are:

1. New development in any area of the waterfront must be compatible with surrounding development.
2. New development must, to the greatest degree possible, incorporate design elements which promote views of the water and pedestrian and boat access.
3. Uses to be considered on or directly adjacent to the shoreline:
 - ▶ Marinas and attendant facilities
 - ▶ Boating clubs
 - ▶ Tour Boat operations
 - ▶ Motels and/or boatels
 - ▶ Restaurants
 - ▶ Beaches
 - ▶ Fishing piers and docks
 - ▶ Boat launching facilities
 - ▶ Commercial establishments for the sale or repair of boats and motors
 - ▶ Sporting goods stores, bait and tackle
 - ▶ Taxidermists
 - ▶ Other small retail shops
 - ▶ Bed and Breakfast type accommodations
 - ▶ Single family homes
 - ▶ Parks and playgrounds
 - ▶ Offices
 - ▶ Combinations of permitted uses
 - ▶ Parking required for uses
4. All proposed development must strengthen the Town's economic base and visual image by itself and by strengthening and stabilizing adjacent uses.

Policy 2: Facilitate the siting of water-dependent uses and facilities on or adjacent to the waterfront area.

- ✓ **Policy 2.A:** Provide and/or expand water-related recreation opportunities in all publicly held sites if compatible with surrounding area. Establish public/private partnerships to increase recreational access to waterfront areas from privately-held lands.

Policy 2.B: Through the Town zoning ordinance and the creation of special overlay districts, regulate development to favor water-dependent and water-enhanced development proposals while protecting natural, community and scenic resources from high intensity water dependent uses.

EXPLANATION OF POLICY

There is a finite amount of usable space available along the two waterfront areas in the Town of Greece. Consequently, the development of waterfront areas must be carefully planned and regulated. Commercial, recreational and public access uses must be weighed carefully against environmental and residential concerns.

Wherever compatible with existing development, water-dependent uses should be given preferential treatment for waterfront locations. However, new commercial or recreational development should respect and not diminish the existing residential and environmental qualities of the waterfront areas.

Water-dependent uses in the Town of Greece include recreational areas that depend on access to waterfront areas (e.g. Canal Trail, fishing areas); facilities needed to store and service boats (e.g. marinas along Braddock Bay, Salmon Creek and Erie Canal); flood and erosion protection structures; uses requiring large quantities of water for processing and cooling purposes (e.g. Russell Station Power Plant); and support facilities necessary to the successful functioning of permitted water-dependent uses (e.g. parking for trail users, fishing access).

Water-enhanced uses have no critical dependence on obtaining a waterfront location, but the profitability of the use and/or the enjoyment level of the users would be increased significantly if the use were adjacent to, or had visual access to the waterfront (e.g. restaurants, residential neighborhoods, Canal Ponds office park).

Guidelines that apply to the Town policies above are as follows:

1. In order to match water-dependent uses with suitable locations only uses permitted on the shoreline will be considered.
2. When selecting sites for water-dependent uses the Town will consider the following factors:
 - ▶ Availability of public sewers, waterlines and power supply
 - ▶ Access to public transportation
 - ▶ Protection of residential neighborhoods
 - ▶ Public access and parking
 - ▶ Protection of sensitive environmental resources
 - ▶ Protection of visual resources
3. Factors including odor, noise and traffic will be taken into consideration in any development proposed next to a residential neighborhood or public park/open space area.
4. The Town will use all of the tools available (e.g. capital programming, permit expediting, loan/grant assistance, public private partnerships) to stimulate appropriate development interest in under-utilized sites.
5. Provisions in newly created overlay districts will encourage consideration of long-term space needs during review of individual development proposals.

Policy 3: Further develop the State's major ports of Albany, Buffalo, New York, Ogdensburg and Oswego as centers of commerce and industry, and encourage the siting, in those port areas, including those under the jurisdiction of state public authorities, of land use and development which is essential to or in support of the waterborne transportation of cargo and people.

EXPLANATION OF WHY POLICY IS NOT APPLICABLE

This policy is not applicable because the Town of Greece is not a major port. Recognizing the economic benefits of a major waterfront port, the Town could support the development of a major port in the Greater Rochester area to support the waterborne transportation of cargo and people.

Policy 4: Strengthen the economic base of smaller harbor areas by encouraging the development and enhancement of those traditional uses and activities which have provided such areas with their unique maritime identity.

Policy 4.A: Continue to promote and maintain public/private cooperation ventures like Braddock Bay Marina for recreation/commercial uses on suitable waterfront sites.

Policy 4.B: Promote public and private commercial port activities within the Region including the development of a water enhanced business district related to the Port of Rochester.

Policy 4.C: Create a waterfront development district in the Erie Canal area to encourage development of a "Greece Canal Port" along Long Pond Road. This district should provide for a desirable mix of recreational, business, and residential uses which complement each other and take advantage of the unique location and characteristics of the Canal.

Policy 4.D: Stimulate the economic base of Braddock Bay and Long Pond Channel, including access to marinas and other commercial destinations, by pursuing long term alternatives to maintaining navigation ways and channels.

EXPLANATION OF POLICY

The Town of Greece waterfront is vital to its economic base. The unique character of the Lake Ontario shoreline and associated ponds is recognized as an important part of the Town's image. However, the Town has taken little advantage of the significant recreational, visual, and economic development potential of the Erie Canal shoreline. Maintaining the traditional uses of the Lake Ontario shoreline while encouraging more waterfront-focused development along the Erie Canal will reinforce the Town's waterfront identity and enhance its economic base.

Guidelines used to implement the policies above include:

- ▶ The review process will give priority to traditional uses of the Lake Ontario shoreline (recreation, residential and small-scale commercial) that are either water-dependent or water-enhanced. Water-dependent and water-enhanced uses will be favored in mixed use or planned unit developments along the Erie Canal.
- ▶ Proposed development and redevelopment must meet requirements included in the new overlay districts for scale, design compatibility, density and intensity of use in the waterfront areas.
- ▶ All development and redevelopment must conserve important existing economic waterfront character and not detract from current uses.

✓ **Policy 5:** Encourage the location of development in areas where public services and facilities essential to such development are adequate, except when such development has special functional requirements or other characteristics which necessitates its location in other coastal areas.

Policy 5.A: All development must meet or exceed State of New York, County of Monroe and Town of Greece codes concerning municipal water and sanitary sewer systems.

Policy 5.B: Encourage sewer hook-ups, pumping, etc. to all residences in the waterfront areas not currently served by sewers.

✓ Policy 5.C: Provisions for adequate parking for trail use, waterfront access and fishing access should be considered during site plan and other approval reviews.

EXPLANATION OF POLICY

The Town of Greece is an area of concentrated development where infrastructure and public services are generally adequate to support reasonable, future land use development. A majority of the waterfront area in the Town is serviced by municipal water and sanitary systems. The exceptions are the Manitou Beach and Salmon Creek areas, which have water service but is are not served by sanitary sewers. Highway and road systems in the waterfront area are, generally, of acceptable standards. However, sidewalks, bikeways and road shoulders are needed in some areas for bicyclists and pedestrian safety.

The following guidelines will be used to assess development proposals in the waterfront area:

1. Demonstration of adequate existing sewer and water capacity or ability to provide service extension of existing systems.
2. Demonstration that traffic will not overload current street systems.
3. Demonstration that adequate on-street or off-street parking is or will be available so that existing residential or other uses will not be adversely affected.
4. Demonstration that adequate capacity exists for public services such as fire, police and schools.

Policy 6: Expedite permit procedures in order to facilitate the siting of development activities at suitable locations.

Policy 6.A: The Town of Greece shall make every effort to synchronize permit procedures and local reviews within the waterfront area with County, State and federal review times.

Policy 6.B: The Town of Greece will help waterfront developers coordinate their efforts among local County, State and federal review of procedural requirements.

EXPLANATION OF POLICY

Permit procedures and review requirements for Town, County, State and Federal branches of government are often confusing and time consuming. Overlap and duplication of effort wastes time and resources. It is important to simplify procedures for development without sacrificing qualitative review of each proposal.

For specific types of development, the Town of Greece will make every effort to coordinate and synchronize existing permit procedures and regulatory programs, as long as the integrity of the regulations' objectives are not jeopardized. These procedures and programs will be coordinated within each agency. Also, efforts will be made to ensure that each agency's procedures and programs are synchronized with other agencies' procedures at each level of government. Finally, regulatory programs and procedures will be coordinated and synchronized between levels of government and, if necessary, legislative and/or programmatic changes will be recommended.

When proposing new regulations, the Town of Greece will determine the feasibility of incorporating the regulations within existing procedures, if this reduces the paperwork burden on a development, and would not jeopardize the integrity of the regulations objectives.

Policy 7: Significant coastal fish and wildlife habitats, as identified on the coastal area map, shall be protected, preserved, and where practical, restored so as to maintain their viability as habitats.

Policy 7.A: Establish a Lake Ontario Cluster District, a modified version of the Town's existing Cluster Open Space district, encompassing the Salmon Creek area, to help protect environmentally sensitive wildlife habitat.

Policy 7.B: Establish an Erie Canal overlay district within the LWRP planning area along the Canal which includes provisions to recognize and avoid development in significant environmentally sensitive areas.

Policy 7.C: Promote an eco-tourism industry which capitalizes upon, and protects sensitive environmental resources.

EXPLANATION OF POLICY

Recognizing the environmentally sensitive nature of its waterfront areas, the Town of Greece will include the majority of the Lake Ontario and the Erie Canal LWRP planning areas in overlay districts. The thrust of the environmental protection overlay district along Lake Ontario is to protect the sensitive ecological resources which make up most of this area and to prevent adverse impacts from development. The Erie Canal overlay district will be designed to protect the visual and historic resources along the Canal in addition to sensitive ecological areas.

The Braddock Bay Fish and Wildlife Management Plan will continue to be jointly administered by the Town of Greece and the Department of Environmental Conservation. The plan was created in 1982 to assure that the valuable wetlands are effectively and efficiently managed and developed. The plan also provides for the careful development of facilities which will enhance recreational and educational opportunities for the public.

The Braddock Bay Fish and Wildlife Management Plan Area Review Committee exists to advise the Town and the DEC on the implementation of the plan, and meets every six weeks to perform its function. In order to protect and preserve the 2,500 acres in the Braddock Bay Fish and Wildlife Management Area, the Town and the DEC will continue to administer the plan.

Policy 8: Protect fish and wildlife resources in the coastal area from the introduction of hazardous wastes and other pollutants which bio-accumulate in the food chain or which cause significant sublethal or lethal effects on those resources.

EXPLANATION OF POLICY

Hazardous wastes are unwanted by-products of manufacturing processes and are generally characterized as being flammable, corrosive, reactive, or toxic. More specifically, hazardous waste is defined in Environmental Conservation Law (27-0901(3)) as "waste or combination of waste which because of its quantity, concentration, or physical, chemical or infectious characteristics may: (1) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness; or (2) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed or otherwise managed". A list of hazardous wastes has been adopted by DEC (6NYCRR Part 371).

The handling (storage, transport, treatment and disposal) of the materials included on this list is being strictly regulated in New York State to prevent their entry or introduction into the environment, particularly into the State's air, land and waters. Such controls should effectively minimize possible contamination of and bio-accumulation in the State's coastal fish and wildlife resources at levels that cause mortality or create physiological and behavioral disorders.

Other pollutants are those conventional wastes, generated from point and non-point sources, and not identified as hazardous waste, but controlled through other State laws.

Policy 9: Expand recreational use of fish and wildlife resources in coastal areas by increasing access to existing stocks, and developing new resources. Such efforts shall be made in a manner which ensures the protection of renewable fish and wildlife resources and considers other activities dependent on them.

Policy 9.A: The Town of Greece will make every effort to increase public access to existing recreation (both consumptive and non-consumptive) and will continue to support programs which supplement existing stocks and new resources.

EXPLANATION OF POLICY

Recreational uses of coastal fish and wildlife resources include consumptive uses such as fishing and hunting, and non-consumptive uses such as wildlife photography, bird watching and nature study.

Any efforts to increase recreational use of fish and wildlife resources must be made in a manner which ensures the protection of the fish and wildlife resources and which takes into consideration other activities dependent upon these resources. Also, such efforts must be done in accordance with existing State laws and in keeping with sound resource management considerations. Such considerations include biology of the species, carrying capacity of the resource, public demand, costs and available technology.

Policy 10: Further develop commercial finfish, shellfish and crustacean resources in the coastal area by: (i) encouraging the construction of new, or improvement of existing on-shore commercial fishing facilities; (ii) increasing marketing of the State's seafood products; (iii) maintaining adequate stock and expanding agriculture facilities. Such efforts shall be made in manner which ensures the protection of such renewable fish resources and considers other activities dependent on them.

Policy 10.A. Support the charter fishing industry by providing commercial landings, safe harbors and open navigation ways to deep water.

EXPLANATION OF POLICY

The Department of Environmental Conservation is currently working in cooperation with an individual in the Braddock Bay area which is operating a Salmon fish hatchery in an effort to increase the Salmon population in the area. A continuation of efforts to establish a sustainable Salmon population and other species in Braddock Bay or newly constructed ponds will be encouraged to the extent possible. Educational and commercial benefits are possible.

Policy 11: Buildings and other structures will be sited in the coastal area so as to minimize damage to property and the endangering of human lives caused by flooding and erosion.

Policy 11.A: Buildings and structures in the coastal area must meet all State and Federal regulations.

EXPLANATION OF POLICY

The Lake Ontario water level is a problem contributing to erosion and flooding along the Town of Greece shoreline. The International Joint Commission (IJC) regulates and oversees the Great Lakes system. The International St. Lawrence River Board of Control (ISLRBC), regulates the levels and outflows of Lake Ontario according to Plan 1958D. Lake Ontario levels traditionally have been regulated in the upper range of acceptable levels dictated by Plan 1958D

The Town of Greece considers the possibility of flooding and erosion along the shoreline a problem that needs immediate attention. They will make every effort to lobby for stricter control over dangerous lake levels.

In order to ensure that development will be sited correctly, the Town of Greece will continue to follow the regulations established by FEMA for development in flood hazard areas. The Town will also follow the regulations established by DEC for development in Coastal Erosion Hazard Areas (CEHAs).

Policy 12: Activities or development in the coastal area will be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features including beaches, dunes, barrier islands and bluffs. Primary dunes will be protected from all encroachment that could impair their natural protective capacity.

Policy 12.A: The west spit (north spit) on Braddock Bay is a protective feature that should be maintained and restored.

EXPLANATION OF POLICY

Beaches, dunes, bluffs and other natural protective features help safeguard lands and property from damage as well as reduce the danger to human life, resulting from flooding and erosion. Excavation of coastal features, improperly designed structures, inadequate site planning or other similar actions which fail to recognize their fragile nature and high protective values may diminish or destroy entirely the protective capacity of these natural features.

Policy 13: The construction or reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least thirty years as demonstrated in design and construction standards and/or assured maintenance of replacement programs.

EXPLANATION OF POLICY

The construction of erosion protection structures should be undertaken in a manner which ensures that they will minimize or prevent damage or destruction to public or private property, natural protective features and other natural resources. It is imperative, therefore, that such structures be properly designed. Where erosion protection structures are proposed to be constructed within Coastal Erosion Hazard Areas in the Town of Greece the construction, modification, or restoration of erosion protection will be subject to the following guidelines:

- All erosion protection structures must be designed and constructed according to generally accepted engineering principles, which have demonstrated success, or where sufficient data is not currently available, a likelihood of success in controlling long term erosion.
- If a long-term maintenance program is required, it should include specifications for normal maintenance of degradable materials and periodic replacement of removable materials.
- All material used in such structures must be durable and capable of withstanding inundation, wave impacts, weathering and other effects of storm conditions.

The Town of Greece will make every effort to be sure measures undertaken comply with DEC's CEHA program.

Policy 14: Activities and development, including the construction or reconstruction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development, or at other locations.

EXPLANATION OF POLICY

Erosion and flooding are processes which occur naturally. However, certain actions can increase the severity and adverse effects of those processes, causing damage to, or loss of property and endangering human lives. These actions include: the use of erosion protection structures, such as groins, or the use of impermeable docks which block the littoral transport of sediment to adjacent shorelands, thus increasing their rate of recession; the failure to observe proper drainage or land restoration practices, thereby causing run-off and the erosion and weakening of shorelands; and the placing of structures in identified floodways so that the base flood level is increased causing damage in otherwise hazard-free areas.

The Town of Greece will continue to provide information on nonerosion-inducing structures. Further, the Town will compile and make available examples of suitable locations and construction of erosion protection structures for use by interested parties.

Policy 15: Mining, excavation or dredging in coastal waters shall not significantly interfere with the natural coastal processes which supply beach materials to land adjacent to such waters and shall be undertaken in a manner which will not cause and increase in erosion of such land.

Policy 15.A. Identify alternatives to dredging of navigation channels by encouraging flushing with natural hydraulic flows.

EXPLANATION OF POLICY

Coastal processes, including the movement of beach materials by water, mining, excavation or dredging near shore or offshore waters which changes the supply and net flow of such materials can deprive shorelines of their natural regenerative powers. Such mining, excavation and dredging should be accomplished in a manner so as not to cause a reduction in the supply, and thus an increase of erosion, to such shorelines. Offshore mining for sand and gravel deposits is a future alternative option to land deposits which are needed to support building and other industries.

Mining is prohibited in coastal waters in the Town of Greece through the zoning ordinance.

DEC regulates dredging on Lake Ontario and its tributaries. The Town of Greece will cooperate with DEC in its enforcement of dredging requirements. The Town of Greece will also consider participating in a regional dredging plan.

Policy 16: Public funds shall only be used for erosion protective structures where necessary to protect human life, and new development which requires a location within or adjacent to an erosion hazard area to be able to function, or existing development; and only where the public benefits outweigh the long term, monetary and other costs including the potential for increasing erosion and adverse effects on natural protective features.

EXPLANATION OF POLICY

This policy recognizes the public need for the protection of the public welfare, (both human life and monetary investment) in existing and new development located on or adjacent to the waterfront. However, it also recognizes the adverse impacts of activities and developments on the rate of erosion and natural protective features. Both sides of this issue need to be analyzed and weighed so that the most beneficial balance of benefits and long-term costs can be achieved before public funds are expended.

Policy 17: Whenever possible, use non-structural measures to minimize damage to natural resources and property from flooding and erosion. Such measures shall include: (i) the set back of buildings and structures; (ii) the planting of vegetation and the installation of sand fencing and draining; (iii) the reshaping of bluffs; and (iv) the flood-proofing of buildings or their elevation above the base flood level.

Policy 17.A: Include provisions in the Lake Ontario Cluster District within the salmon Creek area which establish appropriate setbacks and measures to protect environmentally sensitive shoreline features.

✓ **Policy 17.B:** Include provisions in the Erie Canal overlay district which establish appropriate setbacks for new development and regulate removal of existing vegetation along the Canal.

EXPLANATION OF POLICY

This policy recognizes both the potential adverse impacts of flooding and erosion upon development and upon natural protective features in the waterfront area as well as the costs of protection against those hazards which structural measures entail.

The policy shall apply to the planning, siting and design of proposed activities and development, including measures to protect existing activities and development. To ascertain consistency with the policy, it must be determined if any one, or a combination of, non-structural measures would afford the degree of protection appropriate both to the character and purpose of the activity or development and to the hazard. If non-structural measures are determined to offer sufficient protection, then consistency with the policy would require the use of such measures, whenever possible.

In determining whether or not non-structural measures to protect against erosion or flooding will afford the necessary degree of protection, the Town should prepare, or cause to be prepared, an analysis and if necessary, other materials, such as plans or sketches of the activity or development, and site and alternative protection measures.

Non-structural measures shall include, but are not limited to, the following measures:

Within identified Coastal Erosion Hazard Areas:

1. Use of the minimum setback requirements provided for in Policy 11 of this section.
2. Strengthening of coastal landforms by such means as:
 - a. Planting appropriate vegetation on dunes and bluffs, native species when possible;
 - b. Installing sand fencing on dunes;
 - c. Reshaping bluffs to achieve an appropriate angle of repose so as to reduce the potential for slumping and to permit the planting of stabilizing vegetation; and

- d. Installing drainage systems on bluffs to reduce runoff and internal seepage of waters which erode or weaken landforms.
3. Retention of existing vegetation along shoreline areas, especially native species.

Within identified Flood Hazard Areas:

1. Avoidance of damage from flooding by the siting of buildings outside the hazard area.
2. Flood-proofing of buildings or their elevation above the base flood level.

Policy 18: To safeguard the vital economic, social and environmental interests of the State and of its citizens, proposed major actions in the coastal area must give full consideration to those interests, and to the safeguards which the State has established to protect valuable resource areas.

EXPLANATION OF POLICY

Proposed major actions may be undertaken in the coastal area if they will not significantly impair valuable coastal waters and resources, thus frustrating the achievement of the purposes of the safeguards which the State has established to protect those waters and resources. Proposed actions must take into account the social, economic and environmental interests of the State and its citizens in such matters that would affect natural resources, water levels and flows, shoreline damage, hydroelectric power generation, and recreation.

Policy 19: Protect, maintain and increase the level and types of access to public water-related recreation resources and facilities so that these resources and facilities may be fully utilized by all the public in accordance with reasonably anticipated public recreation needs and the protection of historic and natural resources. In providing such access, priority shall be given to public beaches, boating facilities, fishing areas and waterfront parks.

✓ **Policy 19.A:** The Town shall make every effort to ensure that publicly owned waterfront land is developed in a fashion that will encourage greater public access.

Policy 19.B: The Town will actively pursue and/or encourage development opportunities for new or improved public access at recreation facilities within the waterfront area.

Policy 19.C: The Town will give priority in providing greater access for uses such as beaches, boating facilities and fishing areas.

✓ **Policy 19.D:** The Town will encourage the provisions of public access by quasi-public property owners and private owners of commercial property where appropriate.

EXPLANATION OF POLICY

Public access to Lake Ontario as well as to the ponds and wetlands is limited by the development of the land around these features for single family housing. Because opportunities for public access are limited, the Town of Greece intends to encourage, when compatible with surrounding areas, increased opportunities for water-related recreation.

✓ **Policy 20:** Access to the publicly-owned foreshore, and to lands immediately adjacent to the foreshore or the water's edge that are publicly owned, shall be provided, and it should be provided in a manner compatible with adjoining uses. Such lands shall be retained in public ownership.

EXPLANATION OF POLICY

One of the Town's greatest waterfront assets is its public lands utilized for passive recreation purposes such as birdwatching, nature hiking and picnicking. The Town of Greece has always had a policy of preserving and expanding these kinds of recreational opportunities. For example, the Town cooperated with DEC in the construction of a photography blind at Cranberry Pond Nature Trail. Also, the Town has plans to build a nature/interpretive center, nature trails and a car-top boat launch in the Braddock Bay Park.

It is the Town's intent to retain all public land along the Lake Ontario shoreline in public ownership for open space or recreation purposes. Along the Erie Canal, the Town will seek opportunities to increase public access from existing private developments and will require provisions for public access in new mixed use areas and planned unit developments. Requirements for public access will be included with design standards in newly created districts along both the Lake Ontario shoreline and the Erie Canal.

Guidelines for determining the consistency of a proposed action with this policy are as follows:

1. A development may not reduce the level of public access in the Town of Greece nor eliminate the possibility of increasing public access in the future.
2. The level of access that is provided in a development plan must be in accord with estimated public use.
3. The level of access provided shall not cause a degree of use which would exceed the physical capabilities of the resource coastal land.
4. Development of public access will not adversely affect the rights of nearby private residences to enjoy their property.

Policy 21: Water-dependent and water-enhanced recreation will be encourage and facilitated, and will be given priority over non-water related uses along the coast, provided it is consistent with the preservation and enhancement of other coastal resources and takes into account demand for such facilities. In facilitating such activities, priority shall be give to areas where access to the recreation opportunities of the coast can be provided by new or existing public transportation services and to those areas where the use of the shore is severely restricted by existing development.

✓ **Policy 21.A:** In establishing overlay districts, the Town of Greece will develop a prioritized list of the acceptable uses for the waterfront. Water-dependent and water-enhanced recreational uses will enjoy preferential treatment over non-water related uses.

EXPLANATION OF POLICY

The Town of Greece will encourage and facilitate water-dependent and water-enhanced recreation use over other uses. Development of water-dependent and water-enhanced recreation will only occur if it is consistent with the preservation and enhancement of other coastal resources.

The transportation network to and from the Greece waterfront area is good and includes the Lake Ontario State Parkway. However, development proposals will be revised for capacity of the transportation system and ancillary capacity factors such as parking and toilets.

- ✓ **Policy 22:** Development, when located adjacent to the shore will provide for water-related recreation, as a multiple use, whenever such recreational use is appropriate in light of reasonably anticipated demand for such activities and the primary purpose of the development.

Policy 22.A: Development proposals, including recreation or proposals that provide for some water-related recreation, will be encouraged in new overlay district regulations and will be given preferential treatment in the local review process.

EXPLANATION OF POLICY

Unless there are compelling reasons why recreation would not be compatible with the development and/or a reasonable demand for public use would not be anticipated, some water-related recreation should be incorporated into development plans on the waterfront. Any development which provides recreation facilities as an additional use of a waterfront site or facility will be encouraged by the Town of Greece.

Examples of the kind of development which could provide water-related recreation as a multiple use in the town of Greece include:

- ▶ Large residential subdivisions
- ▶ Small scale retail areas
- ▶ Restaurants
- ▶ Small scale office buildings or complexes
- ▶ Roads
- ▶ Hotels/motels
- ▶ Mixed use areas
- ▶ Planned unit developments

- Policy 23:** Protect, enhance and restore structures, districts, areas or sites that are significant in the history, architecture, archeology or culture of the State, its communities, or the Nation.

EXPLANATION OF POLICY

The Town of Greece waterfront areas have many locally significant sites. Along Lake Ontario, these include Braddock Bay, a landing and camping site for early French explorers; the Lake Ontario State Parkway, Hicks Point, a nineteenth century amusement resort; and Island Cottage, Crescent and Grand View Beach resorts. Both Hicks Point and the three resorts rose and prospered around the old trolley line and declined with the coming of the automobile. Along the Canal, the Junction Lock area, Henpeck Park, and the Erie Canal, itself, are historically significant.

The Town shall make every effort to encourage the protection, enhancement and where feasible, the restoration of historic and archaeologically significant sites within the waterfront area. Specifically, the Town will establish overlay districts which protect the historic, visual and environmentally sensitive resources in the LWRP planning areas along the Lake and the Canal. These overlay districts will include design standards and requirements regarding scale, setback, lot coverage, consistency with adjacent uses, and other measures to protect historic resources.

Policy 24: Prevent impairment of scenic resources of statewide significance, as identified on the coastal area map.

EXPLANATION OF POLICY

The Town of Greece does not have any scenic resources of statewide significance within its waterfront area.

✓ **Policy 25:** Protect, restore or enhance natural and man-made resources which are not identified as being of statewide significance, but which contribute to the overall scenic quality of the coastal area.

EXPLANATION OF POLICY

The Town of Greece waterfront has many locally significant scenic resources. It is the intent of the Town to protect these resources and prevent their impairment. Impairment could include:

1. The irreversible modification of geological forms, the destruction or removal of vegetation, the destruction or removal of structures, whenever the geological forms, vegetation of structures are significant to the scenic quality of an identified resource; and
2. The addition of structures, land forms or vegetation which because of siting or scale will reduce identified views or which because of scale, form or materials will diminish the quality of an identified resource.

Guidelines to be used to achieve this policy include:

- ▶ Siting structures and other development such as highways, power lines and signs, back from the shorelines or in other inconspicuous locations to maintain the attractive quality of the shoreline and to retain views to and from the shore.
- ▶ Clustering or orienting structures to retain views, save open space and provide visual organization to a development.
- ▶ Incorporating sound, existing structures (especially historic buildings) into the overall development scheme.
- ▶ Removing deteriorating and/or degrading elements.
- ▶ Maintaining or adding vegetation to provide interest, encourage the presence of wildlife, blend structures into the site and obscure unattractive elements, except when selective clearing removes unsightly, diseased or hazardous vegetation and when selective clearing creates views of coastal waters.
- ▶ Using appropriate materials in addition to vegetation to screen unattractive elements.
- ▶ Using appropriate scale, form and materials to ensure that buildings, and other structures are compatible with and add interest to the landscape.

The Town will incorporate the above guidelines into zoning regulations which encompass the LWRP planning areas along the Lake Ontario shoreline and the Erie Canal.

Policy 26: To conserve and protect agricultural lands in the State's coastal area, an action shall not result in a loss, nor impair the productivity, of important agricultural lands, as impairment would adversely affect the viability of agriculture in an agricultural district or if there is no agricultural district, in the area surrounding such lands.

EXPLANATION OF POLICY

There is not designated land in State of New York agricultural districts within the waterfront zone.

Policy 27: Decisions on the siting and construction of major energy facilities in the coastal area will be based on public energy needs, compatibility of such facilities with the environment, and the facility's need for a shorefront location.

EXPLANATION OF POLICY

A determination of public need for energy is the first step in the process for siting any new facilities. The directives for determining this need are contained primarily in Article V of the New York State Energy Law. That Article requires the preparation of a State Energy Master Plan. With respect to transmission lines and steam electric generating facilities, Articles VII and VIII of the State's Public Service Law (PSL) require additional forecasts to establish the basis for determining the compatibility of these facilities with the environment and the necessity for a shorefront location. The policies derived from the siting regulations under these Articles are entirely consistent with the general coastal zone policies derived from other laws, particularly the regulations promulgated pursuant to the Waterfront Revitalization and Coastal Resources Act. That Act is used for the purpose of ensuring consistency with the Coastal Management Act.

The Department of State will comment on the State Energy Master Plan; present testimony for the record during relevant certification proceedings under Articles VII and VIII of the PSL; and use the State SEQR and DOS regulations to ensure that decisions on other proposed energy facilities (other than transmission facilities and steam electric generating plants) which would impact the coastal area are made consistent with coastal policies.

Policy 28: Ice management practices shall not damage significant fish and wildlife and their habitats, increase shoreline erosion or flooding, or interfere with the protection of hydroelectric power.

EXPLANATION OF POLICY

The Town of Greece does not undertake or anticipate a need for ice management practices anywhere within the waterfront zone.

Policy 29: Encourage the development of energy resources on the Outer Continent Shelf, in Lake Erie and in other water bodies, and ensure the environmental safety of such activities.

EXPLANATION OF WHY POLICY IS NOT APPLICABLE

The Town of Greece does not undertake actions or have operations that have any effect on energy resources on Lake Ontario, Braddock Bay or its tributaries.

Policy 30: Municipal, industrial and commercial discharge of pollutants, including but not limited to, toxic and hazardous substances, into coastal waters will conform to State and National water quality standards.

Policy 30.A: Any development of the waterfront will be reviewed for its compliance with State and National standards for discharge or runoff into Lake Ontario and its tributaries.

Policy 30.B: All existing and future development in the Town of Greece within the watershed of Lake Ontario, Braddock Bay or its tributaries will be considered for public sewer.

EXPLANATION OF POLICY

Any development on the waterfront in the Town of Greece has the potential to cause surface and/or groundwater pollution. The Town will not allow development which results in a deterioration of water quality.

The Town will further cooperate with the County Health Department and /or New York State Department of Environmental Conservation for the testing and enforcement of regulations concerning water quality standards.

Municipal, industrial and commercial discharges include not only "end-of-the-pipe" discharges into surface and groundwater but also plant site runoff, leaching, spillages, sludge and other waste disposal and drainage from raw material storage sites. Also, the regulated industrial discharges are both those which directly empty into receiving coastal waters and those which pass through municipal treatment systems before reaching the State's waterways.

Policy 31: State coastal area policies and purposes of approved Local Waterfront Revitalization Programs will be considered while reviewing coastal water classification and while modifying water quality standards; however, those waters already over-burdened with contaminants will be recognized as being a development constraint.

Policy 31.A: Any proposed development in the Town of Greece waterfront area will be reviewed for impact on water quality.

EXPLANATION OF POLICY

Pursuant to the Federal Clean Water Act of 1977 (PL 95-217), the State has classified its coastal and other waters in accordance with consideration of best usage in the interest of the public and has adopted water quality standards for each class of waters. These classifications and standards are reviewable at least every three years for possible revision or amendment. Local Waterfront Revitalization Programs and State coastal management policies shall be factored into the review process for coastal waters. However, such consideration shall not affect any water pollution control requirement establishment by the State pursuant to the Federal Clean Water Act.

Policy 32: Encourage the use of alternative or innovative sanitary waste systems in small communities where the costs of conventional facilities are unreasonably high, given the size of the existing tax base of these communities.

EXPLANATION OF POLICY

Alternative systems include individual septic tank and other subsurface disposal systems, dual systems, small systems serving clusters of households or commercial users, and pressure or vacuum sewers. In some less densely populated areas these types of systems are more cost effective and conventional facilities are too expensive for practical use.

In general, the Town of Greece does not encourage septic tanks or other subsurface disposal systems (see Policy 5). Therefore, as stated in Policy 5A, any such system must meet or exceed State of New York, County of Monroe, and Town of Greece sewer codes. In isolated cases on the waterfront, where infrastructure is inadequate and sewer hook-ups are cost prohibitive, septic systems and other disposal systems are permitted by the Monroe County Health Department. These systems are primarily regulated by Monroe County Health Department.

Policy 33: Best management practices will be used to ensure the control of stormwater runoff and combined sewer overflows.

Policy 33.A. Wet and dry retention/detention basins will be developed on a watershed basis to provide filtering and address water quality issues.

EXPLANATION OF POLICY

Best management practices include both structural and non-structural methods of preventing or mitigating pollution caused by the discharge of stormwater runoff and combined sewer overflows.

The Town of Greece has separate sanitary and stormwater collection systems. The storm sewers are absorbed into the ground, passed through retention and detention facilities, and eventually discharge into Lake Ontario. The sanitary sewers are routed to the North West Quadrant Treatment Plant.

Policy 34: Discharge of waste materials into coastal waters from vessels will be limited so as to protect significant fish and wildlife habitats, recreational areas and water supply areas.

EXPLANATION OF POLICY

The discharge of sewerage, garbage, rubbish and other solid and liquid materials from watercraft and marinas into the State's water is regulated. Also, specific effluent standards for marine toilets have been promulgated by the Department of Environmental Conservation.

The Town of Greece will cooperate with DEC with the enforcement of standards for discharge of waste materials in its coastal waters. Additionally, any marina expansion or development will be reviewed for its need for and incorporation of appropriate head pump-out facilities.

Policy 35: Dredging and dredge spoil disposal in coastal waters will be undertaken in a manner that meets existing State dredging permit requirements, and protects significant fish and wildlife habitats, scenic resources, natural protective features, important agricultural land and wetlands.

EXPLANATION OF POLICY

Dredging often proves to be essential for waterfront revitalization and development, maintaining navigation channels at sufficient depths, pollutant removal and meeting other coastal management needs. Such dredging projects however, may adversely affect water quality, fish and wildlife habitats, wetlands and other important coastal resources. Often those adverse effects can be minimized through careful design and timing of the dredging operation.

In the Town of Greece, wave and wind action force the deposit of sand and other materials into Braddock Bay, Long Pond channel and along the shoreline. This sand and other materials result in shallow channel drafts and fill in the channels. In the past, dredge spoils from channel dredging were used to make a beach along a break wall which protects Braddock Bay Marina. The Beach has washed out and the materials have been deposited in the Lake just off-shore.

When dredging is undertaken in the future, a full review of impacts will be needed. The Town will also consider participating in a regional dredging plan.

Policy 36: Activities related to the shipment and storage of petroleum and other hazardous materials will be conducted in a manner that will prevent or at least minimize spills into coastal waters; all practicable efforts will be undertaken to expedite the cleanup of such discharge; and restitution for damages will be required when these spills occur.

EXPLANATION OF POLICY

This policy pertains to the concern of the State of New York over possible spills and contamination of petroleum and other hazardous materials into coastal waters.

The Town of Greece will notify the proper State or federal regulatory agency of any violations pertaining to the storage or shipment of petroleum and other hazardous materials that comes to their attention.

Policy 37: Best management practices will be utilized to minimize the non-point discharge of excess nutrients, organics and eroded soils into coastal waters.

EXPLANATION OF POLICY

Best management practices used to reduce these sources of pollution could include but are not limited to encouraging organic farming and pest management principles, soil erosion control practices and surface drainage control techniques.

In the Town of Greece, development in subdivisions and on commercial and industrial sites is required to provide erosion and sedimentation control measures. These methods are required to be shown and are subject to review by Monroe County Health Department. Additional erosion and sedimentation control requirements will be included in new overlay districts along the Lake Ontario shoreline and the Erie Canal, as necessary to protect these waterfront areas.

Policy 38: The quality and quantity of surface water and groundwater supplies, will be conserved and protected, particularly where such waters constitute the primary of sole source of water supply.

Policy 38.A. Public sanitary sewers should be provided in waterfront areas to reduce to potential for impacts to water quality.

Policy 38.B. The Town of Greece will participate in international discussions regarding the bulk sale of Great Lakes water out of the region.

EXPLANATION OF POLICY

Surface and groundwater are the principal sources of drinking water in the State, and therefore, must be protected. The Town of Greece are served by the Monroe County Water Authority.

Policy 39: The transport, storage, treatment and disposal of solid wastes, particularly hazardous waste, within coastal areas will be conducted in such a manner so as to protect groundwater and surface water supplies, significant fish and wildlife habitats, recreation areas, important agricultural lands and scenic resources.

EXPLANATION OF POLICY

The Town of Greece will make every effort to insure that storage disposal and treatment areas adhere to Monroe County, New York State and Town of Greece regulations of solid waste handling. Consideration to the scenic, environmental and recreational impacts of commercial shipping on the Erie Canal and Lake Ontario will be thoroughly reviewed and mitigative measures provided.

Policy 40: Effluent discharge from major steam electric generating and industrial facilities into coastal waters will not be unduly injurious to fish and wildlife and shall conform to State water quality standards.

EXPLANATION OF POLICY

The Town of Greece does not have suitable land for future development of a major steam electric generating facility within its waterfront and future industrial uses will be prohibited on the shoreline. However, Russell Station Power Plant is within the LWRP area in the Town of Greece. If this facility were to expand, a full study of its impacts on thermal pollution would be needed.

Policy 41: Land use or development in the coastal area will not cause National or State air quality standards to be violated.

EXPLANATION OF POLICY

The State of New York's Coastal Management Program incorporates the air quality policies and programs that were developed for the State by the Department of Environmental Conservation. The Clean Air Act's requirements set the minimum air quality control requirements applicable with the coastal area. Locally, Monroe County monitors air quality to ensure standards set by the Clean Air Act are adhered to.

DEC will allocate substantial resources to develop a regulatory and management program to identify and eliminate toxic discharge into the atmosphere. The State's Coastal Management Program will assist in coordinating major toxic control programming efforts in the coastal regions and in supporting research on the multi-media nature of toxics and their economic and environmental effects on coastal resources.

The land uses permitted by the revised Town of Greece zoning ordinance within the coastal area will not permit the types of use expected to generate major air pollutants.

Policy 42: Coastal Management policies will be considered if the State reclassifies land area pursuant to the prevention of significant deterioration regulations of the Federal Clean Air Act.

EXPLANATION OF POLICY

The policies of the State and local coastal management programs concerning proposed land and water uses and the protection and preservation of special management areas will be taken into account prior to any action to change prevention of significant deterioration land classifications in coastal regions or adjacent areas. In addition, the Department of State will provide the Department of Environmental Conservation with recommendations for proposed prevention of significant deterioration land classification designations based upon State and local coastal management programs.

Policy 43: Land use or development in the coastal area must not cause the generation of significant amounts of the acid rain precursors: nitrates and sulfates.

EXPLANATION OF POLICY

The Town of Greece recognizes that the State's efforts to control acid rain will enhance the continued viability of coastal fisheries, wildlife, agricultural, scenic and water resources. The Town of Greece also recognizes the State's policies on acid rain and, therefore, will incorporate this policy into its local LWRP.

Policy 44: Preserve and protect tidal freshwater wetlands and preserve the benefits derived from these areas.

Policy 44.A: Include provisions to protect wetlands and other environmentally sensitive areas in the new Lake Ontario Cluster District.

✓ **Policy 44.B:** Include provisions to preserve wetlands, woodlands, and other green space in the Erie Canal overlay district within the LWRP planning area along the Canal.

EXPLANATION OF POLICY

Freshwater wetlands include marshes, swamps, bogs and flats supporting aquatic and semi-aquatic vegetation and other wetlands so defined in the NYS Freshwater Wetlands Act and the NYS Protection of Waters Act.

The benefits derived from the preservation of tidal and freshwater wetlands include but are not limited to:

- ▶ habitat for wildlife and fish, including a substantial portion of the State's commercial fin and shellfish varieties; and contribution to associated aquatic food chains;
- ▶ erosion, flood and storm control;
- ▶ natural pollution treatment;
- ▶ groundwater protection;
- ▶ recreational opportunities;
- ▶ educational and scientific opportunities;
- ▶ aesthetic open space in many otherwise densely developed areas.

Wetlands in the Town of Greece provide a vital habitat for many species of fish, birds and mammals. The Department of Environmental Conservation is concerned with the preservation of wetlands and may enforce a variety of State laws and regulations to further this end.

5

Proposed Projects

- ▶ *Leadership*
- ▶ *Land Use*
- ▶ *Water Surface Use & Harbor Management*
- ▶ *Preservation & Conservation*
- ▶ *Public Access, Recreation & Education*
- ▶ *Circulation, Mobility & Transportation*
- ▶ *Economic Development*

Leadership

1. Leadership Framework

Establish a local lead agency to be responsible for facilitating the implementation of the Local Waterfront Revitalization Program. This lead agency would act to monitor the progress of the plan, lobby for the implementation of recommendations, pursue funding for project recommendations and promote the adoption of legal tools. The Town of Greece Development Services Department should act as the lead agent, or identify future lead agents. Additionally, the Town of Greece Planning Board shall act to review projects submitted by state and federal agencies for consistency with the Local Waterfront Revitalization Program. The lead agency and the Planning Board shall utilize locally based organizations such as locally based neighborhood associations, the Erie Canal Committee and the Erie Canal Sub-committee of the Greece Chamber of Commerce as advisory resources.

Land Use

2. Master Plan Update

As part of Chapter 2: Inventory & Analysis, the Greece Master Plan was summarized and all recommendations affecting the Greece waterfront area were recognized. Several recommendations from that Plan are to be forwarded as part of the Local Waterfront Revitalization Plan (LWRP). Additionally, the Local Waterfront Revitalization Program should be adopted as an element of the Town Master Plan. The following land use recommendations should supplement those in the Master Plan.

Lake Ontario Area

Critical Environmental Areas- As outlined in Chapter 2: Inventory & Analysis, the Lake Ontario waterfront area has several sensitive environmental areas. These sensitive areas should be further protected from the adverse effects of human activities. The majority of the Critical Environmental Areas are wetlands and many contain significant wildlife habitats. These areas should be disturbed as least as possible and are not be developed.

Conservation & Passive Recreation Areas - These areas are located adjacent to Critical Environmental Areas and require conservation efforts. Passive recreation should be permitted in these areas. Permitted activities include: picnicking, biking (designated trail only), hiking, walking/jogging, fishing, hand carry boating facilities, environmental education facilities (i.e. nature center), associated parking and other similar low impact uses.

Parks & Active Recreation Areas - Parks and Recreation Areas are highly programed areas that primarily include the existing active recreation areas (i.e. marina areas at Braddock Bay Park, golf courses). Permitted activities include: boating facilities, golf courses, restrooms, trails, fishing piers, associated parking and other similar types of active recreation.

Existing Mixed Use/Housing Areas - The existing mixed use/residential areas within the Lake Ontario waterfront boundary are substantially built out. The primary focus in these areas is to protect and enhance the existing residential properties. Future development in these areas should be critically reviewed for consistency with the Plan's goals and for potential negative environmental impacts.

Business Enhancement Areas - These areas would allow a mix of commercial and industrial uses which can take advantage of their proximity to the waterfront. Development standards should be established to enhance the visual character, insure appropriate land use transitions and buffers, and to provide for public access, recreational opportunities, and tourist services in these locations.

Erie Canal Area

The Greece Port (W.D.D.) - Develop an active and exciting canal port in Greece which serves as an identifying feature and a hub of activity. A Waterfront Development District (W.D.D.) would be established that provides opportunity for water-oriented uses. Improvements or enhancements for the Greece Port would include public docking, a visitor/interpretive center, rest rooms, electric, water, showers, laundry, lighting, information directory, a trailhead, waterfront park, a mixed use building development program, and a strong connection to adjacent commercial areas and facilities. Permitted uses include: retail, residential, restaurants, lodging/hotel, office, commercial, institutional, and associated parking. See Chapter 6 for a more detailed description.

Office/Industrial Waterfront Mixed Use - Preserve the low-density, rural character of the canal corridor, while encouraging a variety of uses, from natural habitat areas and canal-oriented recreation facilities, to offices and light industry. The district should be connected to, and support, the Greece Port, developed as a well planned business community. Development standards should forward a "green" corridor along the Erie Canal, foster a pedestrian-friendly environment, promote public access to the waterfront, interpret history, and dedicate open space for trails and recreation.

Residential Development Area - Protect and enhance the existing residential areas adjacent to the Erie Canal. Infill residential development should be of similar character of surrounding residential development. When possible, future development should not hinder or restrict public access to the Erie Canal.

The Greece Canal Access Center (Henpeck/South Greece) - Develop a clearly identifiable gateway for those accessing the canal corridor through well-marked points of access to both the canal waters and canal-side trails. The area should include medium density, mixed use development with village scale and park like surroundings.

Parks & Open Space - Develop, enhance and protect open space and park land within the Erie Canal corridor. Further develop a multi-use trail system that connects to other Erie Canal corridor improvements and to the I-390 multi-use trail.

3. Zoning Ordinance Revisions

Current Zoning classifications in the Town of Greece are too general to guide development in a number of key areas along both Lake Ontario and the Erie Canal. Several land use recommendations and specific projects are recommended in the Greece LWRP. In order to implement the recommendations zoning revisions are necessary. Below are the necessary zoning revisions and the objective(s) of each. A more detailed description of the regulations are in Chapter 6: Local Implementation of the Program.

Lake Ontario Area

Lake Ontario Cluster District (Lake Ontario) - To encourage the preservation of open space and the protection of sensitive environmental resources and wildlife habitat in remaining developable areas along the Lake Ontario shoreline.

Office/Industrial Waterfront District - To allow a mix of commercial and industrial uses which can take advantage of the proximity to waterfront locations and to provide for public access, recreational opportunities, and tourist services in these locations.

Erie Canal Area

Erie Canal Overlay District - To enhance the visual and historic resources along the Erie Canal and to protect sensitive ecological areas.

Waterfront Development District (W.D.D.) - To encourage a desirable mix of recreational, business, and residential uses which complement each other and take advantage of the unique location and characteristics of the Erie Canal.

Office/Industrial Waterfront District - (see description above)

4. Braddock Bay Fish & Wildlife Management Plan (BBFWMP) Update

Update the Braddock Bay Fish & Wildlife Management Plan to reflect recommendations of the Local Waterfront Revitalization Plan and to recognize recent developments and initiatives.

Water Surface Use & Harbor Management

5. Harbor Management Plan

Prepare a Harbor Management Plan to regulate activities on Lake Ontario within 1,200' of the shoreline and all ponds within the Greece waterfront area. Harbor management will help maintain the existing environmental and recreational qualities of the Greece waterfront and help to protect the health, safety and welfare of waterfront residents. Promote the following water uses and limitations through land use regulations, water use regulations, policy development and through the development of capital projects.

Active Recreation Focus - Due to existing water surface uses, surrounding land uses and environmental character, Lake Ontario and Long Pond are designated as areas most appropriate for active recreational use. Examples of active uses in those areas include: motorized boating, water skiing, wind surfing, jet skiing as well as passive recreation uses (see following description). The Erie Canal is also an area designated for active recreation. However, all uses and activities are regulated by the New York State Canal Corporation, including speed limits of 10 miles per hour.

Passive Recreation Focus - Due to sensitive environmental conditions and/or adjacent land uses, the Braddock's Ponds complex, Braddock Bay and the near shore area of Lake Ontario have been designated as having primarily a passive recreation or environmental protection focus. Appropriate activities within these areas include: canoeing, kayaking, row boating, year round fishing and other similarly low impact uses.

Critical Environmental Areas - As outlined in Chapter 2: Inventory & Analysis, the Lake Ontario waterfront area has several critically sensitive environmental areas. These sensitive areas should be further protected from the adverse effects of human activities. The majority of the Critical Environmental Areas are wetlands and many contain significant wildlife habitats. These areas should be disturbed as little as possible.

Navigation Ways - Navigation channels and fairways should be defined to provide safe access to waterways while limiting the impact of dredging and maintenance. Natural channels that serve as navigation ways should be properly marked. Man-made channels (dredged) should be marked and maintained for safe use. The primary navigation way in the Lake Ontario area is the channel at Braddock Bay and Salmon Creek. Although the channel has been dredged many boaters have reported problems with the depth of the channel. A long term solution to minimizing the need for dredging at the channel should be pursued. Although the channel from Long Pond and Lake Ontario is not currently maintained (dredged) by the Town it is a navigation channel used by local residents and should be considered in a local or regional dredging plan. The Erie Canal should maintain a safe navigation way the entire length of the waterway, within the Town of Greece.

Special Harbor Areas - Due to existing land uses, navigational access to the waterways and environmental character, certain areas of the waterfront should be designated as Special Harbor Areas allowing for the seasonal and transient storage of boats, both in the water and on land. Special Harbor Areas can include boat storage facilities such as:

6. Docking Ordinance

Incorporate a Docking Ordinance into the Town's Land Use code that regulates the use, construction and density of private docks. The ordinance should support the Land and Water Use Concepts of this Plan.

7. Dredging Plan

Develop a local dredging plan or participate in a regional dredging plan that would periodically maintain navigation channels at Braddock Bay and Long Pond. The Dredging plan should support land and water use recommendations of this Plan including the maintenance of public navigation channels, fairways and harbor areas.

8. Navigation Aids

Assist federal and state agencies, including the US Coast Guard, the US Army Corps of Engineers, the NYS Office of Parks, Recreation and Historic Preservation and the NYS Canal Corporation in locating and maintaining navigation aids within the Greece waterfront areas. Navigation aids should be placed to delineate channels, mark special anchorage areas and identify safety conditions. The placement of aids should be supported by mapping on charts by the National Oceanic and Atmospheric Administration (NOAA).

9. Braddock Bay Shoreline Protective Feature

Construct a shoreline protective feature at Braddock's Bay to protect the sensitive shoreline from continued recession and to restore historic sedimentation patterns to the Bay.

Preservation & Conservation

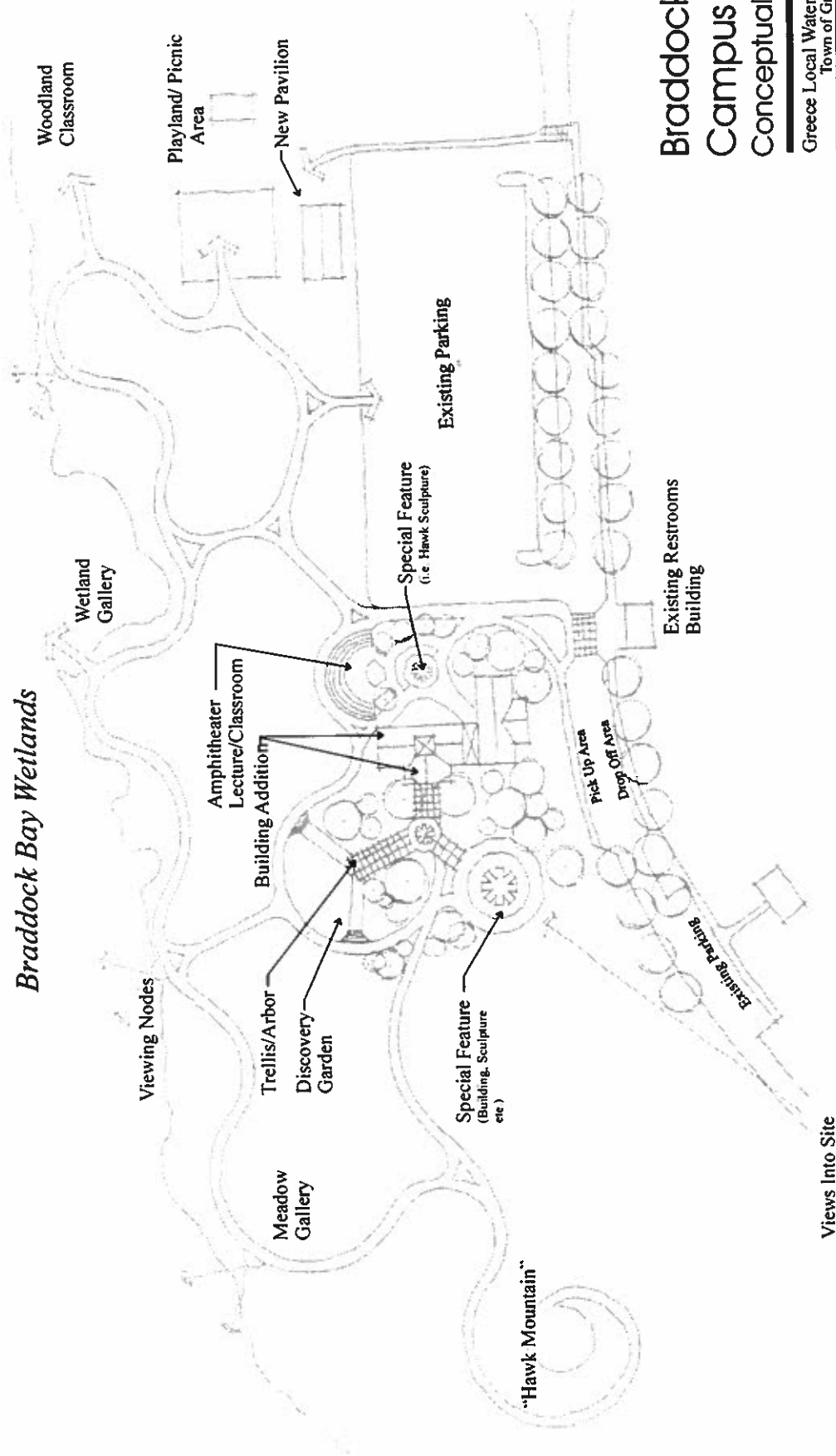
10. Open Space Plan

Develop a Town wide open space plan which aims at preserving and enhancing existing open space within the Town, especially the waterfront areas. When ever possible, open space in the waterfront areas should promote public access to the water except in areas where land is environmentally sensitive. The open space plan prepared for the Town of Perinton could be used as a modal plan for the Town of Greece.

11. Braddock Ponds Natural Heritage Area & Environmental Center

Braddock Bay and the surrounding ponds and wetlands are important environmental entities which require significant protection from adverse effects of human activity. Regulations restricting activities as well as educating the general public on the importance of preserving the environmental areas are two aspects of the preservation process. The development of the Braddock Ponds Natural Heritage Area & Environmental Area would promote environmental protection through education. The Braddock Bay Nature Campus at the Braddock Bay Park could include a nature center with both indoor and outdoor exhibits, outdoor classrooms which focus on specific life (i.e. aquatic life, raptor life, etc.), raptor viewing towers and nature trails. Donations and/or the sale of tickets would help maintain the not-for-profit national destination. Partners could include the Rochester Museum and Science Center, local universities (research), New York State (i.e. Office of Parks Recreation and Historic Preservation, Tourism Office, etc.). The campus could include but would not be limited to:

- ▶ Braddock Bay Hawk Tower
- ▶ Braddock Bay Regional Environmental Retreat
- ▶ Outdoor Education Classrooms (Beach, Wetlands, Woodlands, Bay, Lake, etc.)
- ▶ Nature Trails
- ▶ Research Center
- ▶ Roses Marsh Hawk Tower
- ▶ "Snow & Ice Center" Winter Recreation Area



12. Scenic Resource Design Standards

Protect scenic resources along waterways, roadways and from other public vantage points. Identify, protect and enhance critical scenic resources and points of view. Incorporate design standards into local ordinances. Work with agencies to forward or create design standards for scenic byways including the following:

- ▶ Seaway Trail Design Standards
- ▶ Erie Canal Design Standards
- ▶ Erie Canal Scenic Byway Design Standards
- ▶ Identification, Protection & Enhancement of Critical Scenic Resources

13. Educational & Awareness Program

Establish a program of signs, literature, classes and other programs to create awareness of safety, navigation, environment and habitat concerns within the Erie Canal and Lake Ontario waterfronts. Identify partnerships with local interest organizations to assist in implementing specific elements of the program.

Public Access, Recreation & Education**14. Lake Ontario Multi-Use Trail System/Trail Heads**

Develop a comprehensive trail network within the Town's Lake Ontario waterfront area. Identify regional connections. Include a major spine trail (along the Lake Ontario State Parkway), secondary connecting trails, trailheads and locational information. Emphasize the Town of Greece and the Lake Ontario waterfront as a destination on the Seaway Trail. Opportunities exist for trails through Lake Ontario waterfront area with local and regional connections (i.e. Lake Ontario State Parkway). Provide off-road bicycle routes where feasible.

- ▶ Seaway Multi-use Trail & Alternates
- ▶ Braddock Bay Trailhead/Shuttle Stops
- ▶ Salmon Creek Trail
- ▶ Hojack Trail
- ▶ Rochester Southern Trail

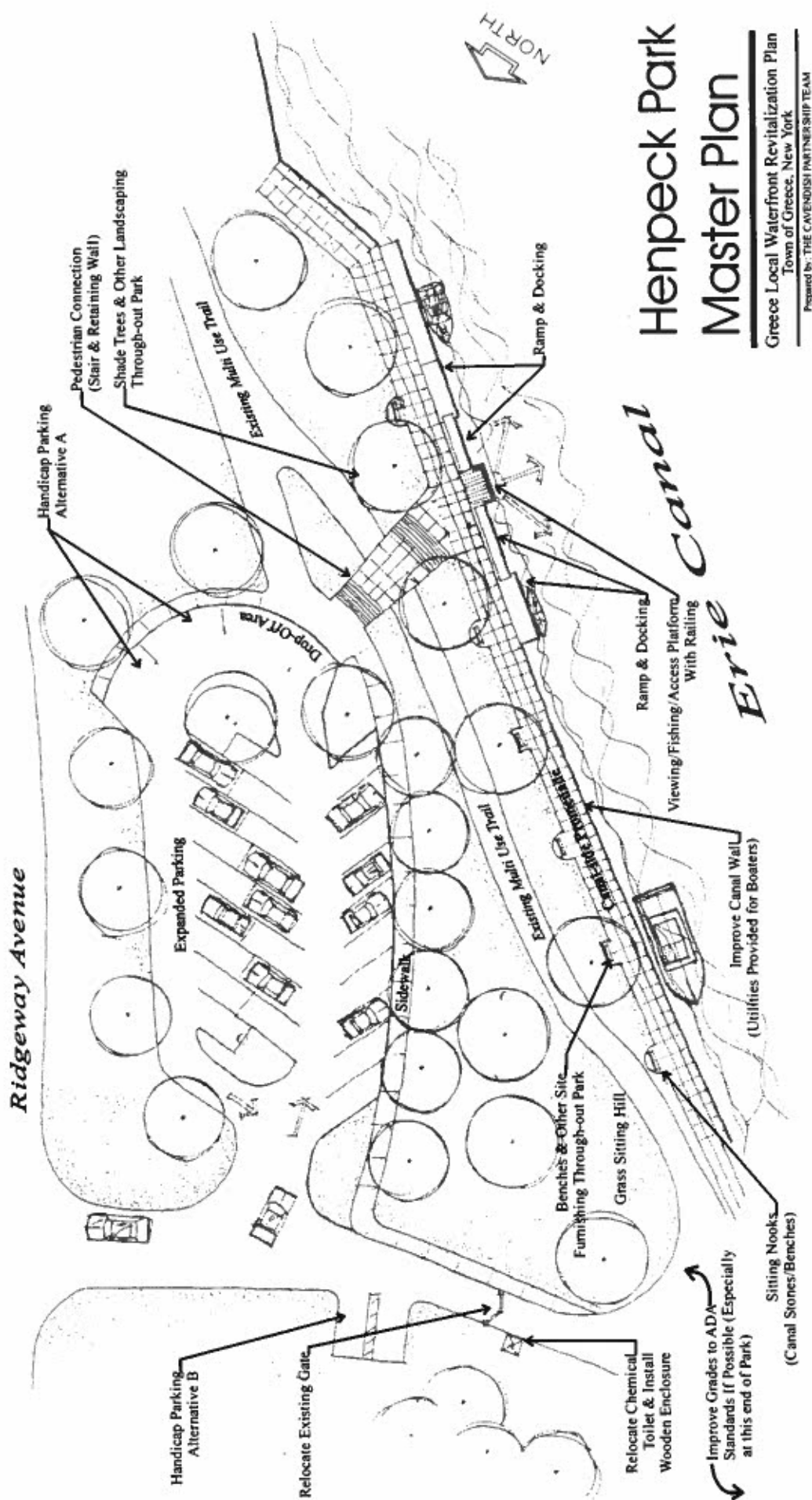
15. Erie Canal Multi-Use Trail System/Trail Heads

Develop a comprehensive trail network within the Town's Erie Canal corridor. Include a major spine trail (Erie Canal Recreationway Trail), secondary trails, trailheads, and locational information. Emphasize the Erie Canal in the Town of Greece as a waterfront recreational destination which connects to other regional waterfront destinations via a trail network.

- ▶ Erie Canal Recreationway Trail & Alternates
- ▶ I-390 Trail

Greece Local Waterfront Revitalization Program

ERIE CANAL AREA



16. Lake Ontario Fishing Access Points

Fishing in the Lake Ontario waterfront area is a popular recreational activity and adequate public access to the water's edge is important. Access and such facilities as parking, walkways, signage and trash receptacles should be formally provided at or near the following fishing locations and informal parking and dumping should be discouraged in other locations.

- ▶ Russell Station
- ▶ Edgemere Drive
- ▶ Long Pond Pier
- ▶ Braddock Bay Pier
- ▶ Beatty Point

17. Erie Canal Fishing Access Points

Although fishing is not as popular in the Erie Canal waterfront area as in the Lake Ontario waterfront area, access and such facilities as parking, walkways, signage and trash receptacles should be formally provided at or near the following fishing locations and informal parking and dumping should be discouraged in other locations.

- ▶ Canal Ponds Pier
- ▶ Junction Lock
- ▶ Henpeck Park
- ▶ Greece Canal Park

18. Henpeck Park Canal Access Center

Develop the historic Henpeck area as a landside and waterside access way to the Erie Canal corridor. Provide a trailhead, hand carry boat launch, and transient boat slips. Encourage the active use of the area for bicycling, trail use and small scale rental operations. Create a park to accommodate tour boats, small performances, events and other programming. Support the park with appropriate parking, rest rooms, signage and other user amenities. Incorporate the existing marina's overnight transient slips and boat launch into the Access Center and create pedestrian connections to the marina basin.

19. Lake Ontario Marinas & Boat Launches

Continue to enhance and support existing public and private boat facilities, particularly those facilities in public control. Add new facilities at specified locations.

- ▶ Braddock's Bay Marina & Boat Launch (existing)
- ▶ Long Pond Marine & Boat Launch (existing)
- ▶ La Marina Bay View & Boat Launch (existing)
- ▶ Braddock's Bay Hotel Marina (existing)
- ▶ Beatty Point/Buck Pond Hand-Carry Boat Launch (new)
- ▶ Docksider's Marina & Boat Launch (existing)

20. Erie Canal Marinas & Boat Launches

Continue to enhance and support existing public and private boat facilities. Add new facilities at specified locations.

- ▶ Allen's Canalside Marina & Boat Launch (existing)
- ▶ Greece Canal Park Boat Launch (new)
- ▶ Canal Ponds Marina & Boat Launch (new)
- ▶ Henpeck Park Hand-Carry Boat Launch (new)
- ▶ Junction Lock Hand Carry Boat Launch (new)

21. Long Pond Access Center

Provide access to Long Pond and Buck Pond through the development of the Long Pond Access Center. The facility would include a public fishing pier at the southeast corner of Long Pond as well as a picnic area and connections to the proposed multi-use trail. Additional parking could be provided by expanding the existing parking lot off from Long Pond Road just north of the Lake Ontario State Parkway. A small hand carry boat launch at Buck Pond between the Larkin Creek bridge and Long Pond Road would provide access to the water. A small parking lot between Long Pond Road and Buck Pond would be needed.



22. Roses Marsh Access Center

Provide a parking lot/trailhead for access to the Roses Marsh wetland and beach area. Include interpretive information and environmental awareness information at the trailhead. Construct railway access in an environmentally sensitive manner to protect habitats and wetlands.

23. Greece Port Promenade & Pedestrian Bridges

Develop a promenade along the Erie Canal within the proposed Greece Port west of Long Pond Road. The promenade should be wide (25' setback to buildings) and provide pedestrian access to the Canal to the south and to the mixed use development to the north. The promenade should be treated much like an urban street with site furnishing (i.e. benches, trash receptacles, etc.), street trees and a decorative hard surface such as pavers. Two proposed pedestrian bridges will enable pedestrians to travel from the north and south sides within the Port area. A year-round visitors center and Erie Canal interpretive center should be located at the Port. Opportunities for tour boat operators, transient boaters, hire boat operators and similar water dependent commercial uses should be accommodated and encouraged at or near the Port Promenade. Care should be taken to provide 365 day a year activity.

24. Erie Canal Community Boathouse

Develop recreational opportunities for the community to row, paddle or motor the Erie Canal. Develop a boathouse to accommodate waterfront needs.

25. Greece Canal Park

Support Monroe County with the implementation of the Greece Canal Park Master Plan. Pursue acquisition and park expansion objectives. Expand the park to include lands south to the Canal and incorporate a small scale boat launch and a trailhead.

26. Beatty Point Nature Observatory

Provide controlled public access to Beatty Point. Nature trails which do not disturb habitats should be designated for walking only and should focus only on observing wildlife and habitats (i.e. photography).

27. Erie Canal South Natural Area

Create a Town designated "Natural Area" south of the Erie Canal in the central portion of the Town, between Long Pond Road and Elmgrove Road. Include a trailhead, nature interpretation and trailways. Establish an area for "Wetlands Banking" to create man-made wetlands as mitigation for filling wetlands in the Greece Port area and other Canal corridor development sites.

28. Seaway Trail/Braddock Ponds Gateway Centers

Develop two gateway centers: one near Beatty Point accessible from the westbound lane of the Lake Ontario State Parkway and one near Salmon Creek accessible from the eastbound lane of the Lake Ontario State Parkway. The gateways would identify the entrance to the Braddock Ponds area, provide information about the area and include a trailhead for access to the proposed multi-use trail network.

29. Erie Canal Visitors Center

Develop a visitor center within the Greece Port area west of Long Pond Road. The center should include information about the Greece Port/Erie Canal as well as for other Greece and regional destinations and services.

30. Junction Lock Historic Site & Canal Interpretation

Develop the Junction Lock area as a historically themed Town park. Interpret the historic lock, historic canal prism and historic culvert. Protect the character and environment of the small gully to the east of the lock. Provide vehicular access to the site along the Erie Canal right of way or through the adjacent privately owned parcel to the east. Include in the park lands the land owned by the NYS Canal Corporation and portions of land currently in private ownership to the east (Dugan Property).

Circulation, Mobility & Transportation**31. Edgemere Drive Streetscape Improvements**

Develop Edgemere Drive into a human scale, pedestrian friendly streetscape where ever possible. In some areas the right-of-way is not wide enough to make such improvements. Street trees, sidewalks, benches, clearly defined crossings and a signage system all contribute to a pedestrian oriented streetscape. Many improvements will require substantial costs and some may require changes in road use and policies.

32. Access to Lake Ontario Business/Industrial Lands

Improve access to business development areas in the Lake Ontario waterfront area. Consider both traffic and enhancement improvements including revised use classifications for the Lake Ontario State Parkway, lane configuration and aesthetic enhancements to Latta Road, a potential new access road parallel to the existing Conrail/CSX Lake Ontario Line, and rail improvements to that line.

33. Lexington Avenue Extension

Extend Lexington Avenue from I-390 to the west as identified in the Town of Greece Master Plan. The extension would include interchange improvements, a bridge over the Erie Canal and roadway extensions west to Long Pond Road, Elmgrove Road and Manitou Road.

34. Erie Canal Scenic Byway & Alternates

Support New York State and the NYS Canal Recreationways commission in establishing a scenic byway along the Erie Canal corridor. Assist in establishing a local route through the Town of Greece, perhaps following the proposed Lexington Avenue Extension or Route 31 in Gates. Consider the location of scenic byway loops or alternates that bring travelers to the Greece Canal Port and other canal corridor destinations.

35. Land & Water Taxi/Shuttle

Identify opportunities for landside and waterborne public transportation in a form that is user friendly, safe and fun. Consider public landings for water taxi's, water busses and tour boats. Provide drop-off areas for shuttle busses, tour busses and taxi's.

Economic Development**36. KPV/KPY Acquisition**

Pursue the acquisition of Eastman Kodak Company's KPV/KPY lands along the south bank of the Erie Canal. The acquisition will provide strengthened local control of this significant parcel. Consider a mix of uses for the property including recreation, open space, parkland, light industrial uses, commercial uses and residential uses, as consistent with the land use recommendations of this Local Waterfront Revitalization Program.

37. Develop a Town-wide Tourism Strategy

In conjunction with the Greater Rochester Visitors Association and the Greece Chamber of Commerce, develop a tourism development strategy for the Town of Greece that capitalizes on its waterway resources. Consider heritage, recreational and environmental themes. Include a strategy for providing a full compliment of visitor amenities including food, services, lodging, transportation, rest rooms, visitor information, safety features and parking. Establish a package of destinations, attractions and entertainment activities. Consider visitor markets that are family oriented and based upon automobile travel as well as markets that may be established by the proposed Lake Ontario Fast Ferry and other regional tourism initiatives.